City of Vandalia Planning Commission

Regular Meeting Agenda
January 14, 2025, 6:00 p.m.
Council Chambers, Vandalia Municipal Building
https://us02web.zoom.us/j/82724040735

1. Call to Order
2. Attendance
3. Approval of Planning Commission Minutes
    a. December 10, 2024
4. Swearing in of attendees wishing to speak before the Commission
5. Old Business
6. New Business
    a. PC 25-0001 – Planned Unit Development – 7848 S. Brown School Road
7. Communications
8. Adjournment

Next Scheduled Meeting – **To Be Determined**

Minutes of the City of Vandalia Planning Commission
December 10, 2024

Members Present:	Mr. Ron Atkins, Ms. Kristin Cox, Mr. Dave Arnold, Mr. Lucious Plant
Members Absent:	Mr. Kevin Keeley Jr.
Staff Present:	Michael Hammes, City Planner
Others Present:	Robert Hussong, David Frye, Dewey Pope, Beverly Pope

Call to Order

Mr. Atkins called the meeting to order at 6:01 p.m.

Attendance

Mr. Atkins noted that Mr. Keeley, Jr., was absent. Ms. Cox made a motion to excuse Mr. Keeley, Jr.'s absence. Mr. Plant seconded the motion. The motion carried 4-0.

Approval of Minutes of the Planning Commission

Mr. Arnold made a motion to approve the November 12th, 2024 minutes. Ms. Cox seconded the motion. The motion carried 4-0.

Swearing in of Attendees Wishing to Speak at Meeting

The attendees were sworn in.

Old Business

Mr. Hammes confirmed that there was no Old Business on the agenda.

New Business – PC 24-14 – Site Plan Review – 6213 Miller Lane

Mr. Hammes presented Case PC 24-14. He explained that Kimberly DeLong, on behalf of Dayton Metro Pickleball, had submitted a proposed site plan for the property at 6213 Miller Lane. The property, a former church, would be converted into an indoor/outdoor commercial recreation facility offering courts for pickleball.

Mr. Hammes explained that the site had recently been rezoned from RSF-1 Residential Single Family to HB Highway Business, and referenced the previous case.[1] Mr. Hammes added that the 4.5-acre site is surrounded by a mix of residential and church uses, with some retail located to the north.

[1] Case PC 24-09, August 2024

Mr. Hammes described the proposed layout of the site. The existing parking lot would be kept but repaved, with additional accessible parking located near a pedestrian walkway. A dumpster to the north of the site would remain, but would require a new enclosure.

Mr. Hammes discussed the existing gymnasium, which would be converted for pickleball courts. The building would feature three full-size and one practice court, a concession area, and restrooms.

Mr. Hammes described the proposed new construction to the west. The new building would feature 10 full-size courts. The old and new gymnasiums would be connected by a covered walkway. No elevations were available at the time of the meeting, but the applicant has indicated that the new building would be a standard steel building. Mr. Hammes added that the new building would need to meet all development standards for the HB district.

Mr. Hammes described the outdoor pickleball area to the north of the site. As proposed, the outdoor area would feature six full-size courts enclosed by an 8-foot vinyl-coated fence. Landscaping would be used to screen the outdoor area from adjacent residential uses, with additional landscaping used to supplement existing landscaping as needed.

Mr. Hammes confirmed that the outdoor court would be illuminated. The applicant has submitted a photometric plan which shows that the proposed lighting would not have a negative impact on the adjacent residential property. Light fixtures will be downward facing, as required by the code.

Mr. Hammes referenced the existing sign along Miller Lane. He explained that the sign has been in place since the church operated at the site as the result of a 1988 variance. The applicant intends to keep the sign.

Mr. Hammes referred to the existing curb cuts on the site, noting that the applicant intends to keep those curb cuts in place for the time being. The parking area and curb cuts are adequate for the expected level of traffic.

Mr. Atkins asked whether a variance would be required if the applicant changed the curb cuts. Mr. Hammes replied that it would depend on what the applicant wanted to do with the curb cuts, as different designs might not require a variance.

Mr. Atkins asked about sidewalk along Miller Lane. Mr. Hammes confirmed that the site plan did include the required sidewalk.

Mr. Arnold asked about the proximity of the residence to the north and the outdoor pickleball courts. Mr. Hammes explained that the applicant would still need to provide screening between their property and the residential lots, even though the house itself is not directly adjacent to the outdoor pickleball area.

Mr. Atkins asked about the design of the existing gymnasium, referencing a marking on the site plan.

Mr. Robert Hussong of 126 Inverness Ave. addressed the Commission, noting that his church had toured the property when it was for sale. He reported that the marked line on the site plan indicates an existing wall that would be removed.

Mr. Atkins pointed out a discrepancy on the site plan, with the proposed new construction being listed as 20,480 square feet and 18,624 square feet. Mr. Hammes confirmed that the area of the building on the site plan would be 20,480 sq. ft., and the smaller measurement was likely from an older design. He informed the chair that he would require a corrected site plan from the applicant for the file.

Mr. Atkins asked for any public comments on the application. Hearing none, Mr. Atkins closed the public portion of the meeting.

Review Criteria

Mr. Atkins read the review criteria into the record.

Pursuant to Code Section 1214.04(d)(1) "Site Plan Review Criteria", the Planning Commission shall not approve an application for site plan review unless it finds the following:

(1) That the proposed development is consistent with this code, and other related codes and ordinances enforced by the City;

Staff Comment: Staff feels the proposed development is consistent with the Code.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

(2) That the proposed development complies with the applicable zoning district regulations;

Staff Comment: Staff feels the proposed development will comply with Chapter 1226 (General Development Standards) and Chapter 1228 (Architectural Standards).

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

(3) That the proposed development adequately provides for emergency vehicles access and circulation; and

Staff Comment: Staff feels this development will adequately provide emergency vehicles access and circulation, as shown.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

(4) If the project is to be carried out in successive phases, that each stage of the proposed development shall comply with the foregoing criteria.

Staff Comment: Staff feels this criterion does not apply. This is not anticipated to be a multi-phase project.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Commission Decision

Mr. Atkins reported that staff had recommended approval of the proposed site plan, with one condition.

1. All landscaping and screening shall be installed in quantities and varieties compliant with Chapter 1232 of the Vandalia Zoning Code.

Mr. Hammes explained that the proposed condition is standard language, and does not reflect or indicate that the applicant would not otherwise comply with the requirements of the code.

Mr. Arnold made a motion to approve the site plan for 6213 Miller Lane, with conditions as proposed. Mr. Plant seconded the motion.

The Planning Commission voted 4-0 to **approve** Case PC 24-14.

Mr. Hammes noted that the Commission has final jurisdiction regarding site plans. As such, the application does not go forward to Council.

New Business – PC 24-15 - Conditional Use – 304 North Dixie Drive

Mr. Hammes presented Case PC 24-15. The applicant, North Point Community Church, is seeking conditional use approval to establish a Place of Worship at 304 North Dixie Drive. The 0.25-acre property is located in the NB Neighborhood Business district. Retail and Commercial uses are located to the north and south of the property, residential uses to the east, and the Dayton International Airport to the west. The property is a retail shopfront between Vandalia Tactical and MPower Gym.

Mr. Hammes explained that places of worship are permitted in all districts except two: OS Office Service and NB Neighborhood Business, where they are conditional uses. In general terms, lots in those two districts are smaller than those of other districts. The code requires places of worship to be located on an arterial street and that the property have at least 100 feet of frontage. While this property is on an arterial street, it lacks the required frontage.

Mr. Hammes reported that the applicant has a pending variance application for the frontage requirement. Both the conditional use and the variance would need to be approved before the use could begin.

Mr. Hammes described the proposed layout of the interior of the site. Upgrades would include a large worship space, children's areas, and offices. In general terms, and subject to the usual building approvals, the proposed layout is feasible.

Mr. Atkins invited the applicant to speak.

Mr. Robert Hussong addressed the Commission. He explained that he represents North Point Community Church, but that he is also Chaplain for the Vandalia Police Division. This property, though it will always have Sunday morning services as a primary use, will also support ministry to first responders.

Mr. Atkins asked about the stairs indicated on the building layout. Mr. Hussong replied that the Dayton Railroad Club has met in the basement of the site for at least 50 years, and would continue to use that space for as long as they like. The design proposed would allow the railroad club to access the basement, but members of the church would not be able to enter that space (unless the railroad club is already there). Maintaining both staircases allows for a secondary exit in the event of an emergency.

Mr. Arnold remarked that his church had opened a similar facility in Trotwood. Though that location is no longer active, the location worked well.

Ms. Cox referred to the aerial photo of the site. She asked about the rear area between the building and the alleyway. Mr. Hussong explained that that area would not be usable for much beyond parking. A ramp is planned to provide an accessible entrance and exit for members of the congregation. What few parking spaces are added in the rear would be used by Mr. Hussong and his staff.

Ms. Cox asked about parking requirements for the use. Mr. Hammes replied that there is no specific number of spaces required, but that the 100-foot frontage requirement is intended to provide adequate space for members of the congregation to park. The applicant has reached out to Vandalia Tactical and M-Power Gym, and the three have come to an agreement regarding shared parking. Members of the congregation would park along the grass, leaving spaces directly in front of the businesses open.

Hearing no further comments, Mr. Atkins closed the public portion of the meeting.

Review Criteria

Mr. Atkins read the review criteria into the record.

The Planning Commission shall not recommend in favor of an application for a conditional use permit unless it finds the following:

(1) The establishment, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, morals or general welfare;

Staff Comment: Staff feels that the use would meet this criterion as proposed.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or will not substantially diminish and impair property value within the neighborhood;

Staff Comment: Staff feels that the conditional use would not be injurious to the use and enjoyment of other property in the vicinity, nor would property values be negatively impacted.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Staff Comment: The proposed conditional use does not appear likely to impede the development or improvement of any surrounding property.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

(4) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

Staff Comment: Staff feels that the site already has access to utilities, roads, and other facilities necessary for the proposed conditional use.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Review Criteria, Cont'd

(5) Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets; and

Staff Comment: Staff feels that the existing design of the parking area, coupled with the arrangements for shared parking, will adequately minimize congestion.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

(6) The conditional use will be located in a district where such use is permitted and that all requirements set forth in this code and applicable to such conditional use will be met.

Staff Comment: Staff feels the conditional use will be located in a district where such use is conditionally permitted. With the exception of the frontage requirement, for which a variance is pending, all other requirements have been or will be met.

The Planning Commission agreed with the Staff Comment by a vote of 4-0.

Mr. Atkins reported Staff's recommendation that Planning Commission issue a recommendation of **approval** for the proposed conditional use permit allowing a "Place of Worship" use at 304 North Dixie Drive within the Neighborhood Business (NB) zoning district, subject to the following conditions:

1. No use shall commence under this Conditional Use approval unless and until a variance is granted for the 100-foot frontage requirement.

Ms. Cox made a motion to recommend approval with the proposed condition. Mr. Plant seconded the motion.

Planning Commission voted 4-0 to recommend **approval** of Case PC 24-15.

Mr. Hammes reported that the recommendation of the Commission would be forwarded to the Council Study Session on Monday, December 16th. While he did not know the specific order of the agenda, he did note that the study session would begin at 5:15 pm.

In reply to a question from Mr. Hussong, Mr. Hammes confirmed that the variance application would be heard by the BZA on Wednesday, December 11th, and that that recommendation would also be on the December 16th Study Session.

Communications

Mr. Hammes thanked the members for attending the Planning & Zoning Workshop. He offered to provide copies of any presentations requested, if any members wanted more information on a particular topic.

Mr. Atkins commended Mr. Hammes and the workshop committee for the work they did in organizing the event. He added that he enjoyed the event immensely and that the sessions were very good.

Mr. Plant expressed his regret over not being able to attend due to illness. He added that he always looks forward to that event each year.

Adjournment

Mr. Atkins asked for a motion to adjourn. Mr. Plant made the motion. Mr. Arnold seconded the motion. The vote passed 4-0.

Mr. Atkins adjourned the meeting at 6:46 p.m.

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Chairman

MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: January 9th, 2025
SUBJECT: PC 25-0001 – Planned Unit Development – 7848 S. Brown School Road

General Information

Owner(s):	Jamie N. Spencer 7848 S. Brown School Road Vandalia, Ohio 45377	Richard A & Kimberly K Ware 8880 Buckeye Lane Versailles, Ohio 45380
Applicant:	Addison Properties 3401 Enterprise Pkwy, Suite 410 Beachwood, Ohio 44122	
Existing Zoning:	Agriculture (A)	
Proposed Zoning:	Planned Unit Development	
Location:	7848 S. Brown School Road	
Parcels:	B02 01202 0045 B02 01202 0087	B02 01202 0064
Acreage:	84.7577 acres +/-	
Related Case(s):	PC 24-11	
Requested Action:	Recommendation of Approval	

Exhibits:

1 – Application Materials
2 – Proposed Preliminary Plan
3 – Proposed Home Elevations
4 – Letters of Justification
5 – Agency Letters
   a. Montgomery County Env. Services
   b. Vandalia-Butler City School District
   c. Vandalia Fire Division
   d. Vandalia Police Division

Application Background

Eddie Hunt, of Addison Properties, requests a change of zoning as previously established by the Zoning Ordinance of the City of Vandalia. The request involves three parcels totaling 84.7577 acres +/-, located along the east side of South Brown School Road immediately south of Poplar Creek Road in the City of Vandalia. As proposed, the subject properties would be rezoned from the A – Agriculture district to a Residential Planned Unit Development. The properties are owned by Jamie Spencer and Richard & Kimberly Ware.

Addison Properties seeks to develop the site as a residential subdivision. As proposed, the development would feature 167 single-family residential lots.

Having received feedback from members of the public, staff, and the Planning Commission[1], the applicant has proposed a Planned Unit Development for the site. A letter of justification has been submitted detailing their rationale for the proposed PUD. The approval of a PUD for this development would lock the site into the proposed layout, forcing the applicant (or their successor) to comply with the plan as approved by Council.[2]

The applicant seeks approval of both the Planned Unit Development itself, with development standards set forth herein, and a preliminary plan.

The bulk of the property is currently vacant, with one single-family residential structure on the lot at 7848 S Brown School Road. That lot would be absorbed into the development, and is included in this application.

Surrounding Zoning / Uses

The surrounding area is primarily residential in character, with the Foxfire subdivision and various single-family residential lots to the west. Several additional residential lots are located to the north, between this site and Interstate 70, and to the south along Little York Road. Several industrial parcels are located to the east, though most are vacant apart from an indoor shooting range.

Surrounding zoning districts are as follows:

Direction	District
North	RSF-1 – Residential Single-Family, A – Agriculture
South	A – Agriculture
East	A – Agriculture, I – Industrial, PUD – Planned Unit Development
West	A – Agriculture, RSF-2 – Residential Single-Family, RSF-4 - Residential Single-Family, RTF – Residential 2-Family

[1] The applicant previously proposed a rezoning from A – Agriculture to RSF-4 – Residential Single-Family. On September 24, 2024, the Planning Commission voted 4-0 to recommend denial of that rezoning. The application was later withdrawn.

[2] See also Zoning Code Section 1214.08. No development can commence unless and until a Final Plan is approved by Council, with said Final Plan conforming to the Preliminary Plan approved as part of this application.

Proposed Structures

The applicant has provided sample elevations for the types of homes intended for this development, with Arbor Homes slated to be the homebuilder. As proposed, the homes generally meet the standards of the RSF-2 district.

No structures are intended for the open space lots, though walking trails are proposed as shown.

Entrance Signs are proposed for the three entrances into the development, as shown. Each such sign would meet the requirements of Chapter 1236 – Sign Standards.

Land Use Density

The proposed Land Use Density for the site is based on the number of dwelling units per acre. In this instance, with 167 homes proposed on 85 acres, we have a gross density of 1.96 Dwelling Units per acre.

The total development area covers 60.67 acres of the site. This measurement includes open space to be installed as part of phase 4, detention areas, roadways, and building lots. Under this measurement, the net density would be 2.75 Dwelling Units per acre.

Section 1226.06 of the Vandalia Zoning Code requires that Planned Unit Developments shall not exceed 6 Dwelling Units per acre for single-family developments.

Proposed Roadways

The development would be served by four new public roadways, as shown. These roadways would connect to South Brown School Road at three separate points. To improve traffic flow, two of these entrances will match Deerhurst Drive and Foxfire Trail.

All proposed roadways will meet the City's standards for roadway design and construction.

Covenants and Restrictions

The development will be served by a Homeowner's Association operating under a set of covenants and restrictions. The reserve lots and other common areas will be maintained by this Homeowner's Association.

Comprehensive Plan

The 2020 Comprehensive Plan lists both sides of the South Brown School corridor as Low-Density Residential areas.[3] The development standards and preliminary plan for this property would be consistent with that designation.

[3] City of Vandalia Comprehensive Plan, Page 55.

Development Standards

The Planned Unit Development district is intended to allow for a flexible development that does not strictly adhere to the standards of one district. In this instance, the applicant proposes a development with a blend of lot sizes intended to create an appropriate transition between existing housing to the west and the proposed lots on this site.

The proposed site is divided into 167 buildable lots, each intended for a single-family residential structure. Three additional areas are reserved for passive open space uses or walking trails. One additional, smaller reserve lot will be established for entrance signs at the intersection of Proposed Road C and South Brown School Road.

The following development standards will apply to the proposed PUD:

1. **Permitted Uses**
   Permitted Uses shall be limited to the following:
   a. Single-Family Residential Housing (Lots 1-167 only)
   b. Passive Parks, Open Space, and Natural Areas
   c. Accessory Uses as permitted in the RSF-1 District[4]

2. **Site Development Standards**

SITE DEVELOPMENT STANDARDS – PC 25-0001							
Lots	Minimum Lot Area (Square Feet)	Minimum Lot Frontage (Feet)	Maximum Impervious Surface Coverage	Minimum Setbacks (Feet)			Maximum Building Height (Feet)
				Front Yard	Side Yard (Each Side)	Rear Yard	
31-35, 119-126	10,800	80	40%	30	7.5	35	35
1-30, 36-118, 127-167	7,425	55	50%	30	7.5	35	35
Reserve Lots A-C (Open Space)	43,560	100	N/A	N/A	N/A	N/A	N/A
Reserve Lot D (Entrance Sign)	2,700	N/A	N/A	N/A	N/A	N/A	N/A

[4] Vandalia Zoning Code, Section 1224.01(d)(8)A.

Development Standards (cont'd)

3. **Architectural Standards**

The following architectural standards shall apply to all residential dwellings constructed on Lots 1 through 167, inclusive, except as otherwise noted herein.

(a) Dimensional shingles on the roofs of all Dwelling Units.

(b) Minimum of 6/12 roof pitch.

(c) Minimum of brick wainscot on the front elevations.

(d) Siding Materials will be fiber cement, wood and vinyl siding, provided that any vinyl siding shall be upgraded 0.044 thick siding.

(e) Photocell controlled coach lights at each garage.

(f) Sodded front yards.

(g) Landscaping shall include a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.

(h) Those lots located along South Brown School Road (Lots 31 through 35 and 119 through 126, inclusive) will be limited to Dwelling Units of 1,400 square feet and larger.

(i) No two Dwelling Units with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.

(j) In all other instances, and for all other aspects relating to architectural standards, the requirements of the RSF-2 district shall apply.

4. **Other Standards**

a. Lots 31, 44, 45, 56, 79, 119, 126, 127, 137, and 167 shall have no usable frontage or vehicular access from Proposed Roads A or C, and all front and rear yards shall be oriented East/West for these lots.

b. Lots 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 138-142, and 158-161, being located along curves, knuckles, and/or cul-de-sacs, shall have frontage measured at a setback of 35' due to the curvature of the front property line.

c. Standards not otherwise listed as part of the Development Standards for this Planned Unit Development shall conform to the standards of the RSF-2 Residential Single-Family district.

Phasing Plan

If approved, the applicant intends to construct this development in four phases. Phase 1 construction would begin in December 2025, with future phases beginning in one-year intervals thereafter. Each phase is expected to take approximately 15 months to complete. Overall, the project is expected to be completed in the 1st quarter of 2030.

Review and Recommendation

Planned Unit Development District / Preliminary Plan Review Criteria

The Planning Commission shall not recommend in favor of, and City Council shall not approve, a preliminary plan for a planned unit development unless each body respectively finds that the preliminary plan does the following:

A. The proposed development is consistent with the Official Thoroughfare Plan, the Comprehensive Plan and other applicable plans and policies of the City of Vandalia;

   Staff Comment: Staff feels that the proposed development is consistent with the letter and spirit of the Comprehensive Plan.

B. The proposed development could be substantially completed within the period of time specified in the schedule of development submitted by the applicant;

   Staff Comment: Staff feels that the proposed schedule of development is reasonable and achievable.

C. The proposed development provides accessibility to public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development; that the number of vehicular access points to public roads from high traffic generating uses are minimized to limit the number traffic conflict points; and that the streets and driveways on the site of the proposed development shall be adequate to serve the users of the proposed development;

   Staff Comment: Staff feels that the design of the proposed development meets this criterion.

D. The proposed development shall not impose an undue burden on public services such as utilities, fire, school and police protection;

   Staff Comment: Based on statements provided by Montgomery County Environmental Services, Vandalia-Butler City School District, the Vandalia Fire Division, and the Vandalia Police Division, Staff feels that the proposed development meets this criterion.

Review Criteria (cont'd)

E. The proposed development contains such proposed covenants, easements and other provisions relating to the proposed development standards as reasonably may be required for the public health, safety and welfare;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

F. The proposed development shall include adequate open space, landscaping, screening and other improvements;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

G. The location and arrangement of signs, structures, parking and loading areas, material/waste storage, walks, lighting and related facilities shall be compatible with existing and future uses both within and adjoining the proposed development;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

H. The proposed development shall preserve natural features such as watercourses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

Staff Comment: Noting the areas designated as open space and the preservation of natural features in those areas, Staff feels that the proposed development complies with this review criterion.

I. The proposed development is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

Review Criteria (cont'd)

J. The proposed development shall not create excessive additional requirements for public facilities and services at public cost;

Staff Comment: Staff feels that the proposed development complies with this review criterion.

K. The proposed development shall not involve uses, activities, layout and building designs that are detrimental to the use of both the proposed facilities and/or nearby properties by reason of excessive traffic, noise or vibration, storm water flooding, air or water emissions, objectionable glare or lack of proper regard for privacy;

Staff Comment: Noting that the only proposed uses are residential in character or passive open space uses, Staff feels that the proposed development complies with this review criterion.

L. The proposed development has buildings designed with sufficient architectural variety and exterior surface complexity but including elements which serve to visually unify the development;

Staff Comment: Given the variety of home designs and their thematic similarities, Staff feels that the proposed development complies with this review criterion.

M. The proposed development has minimized the size of paved areas or provided adequate visual relief through the use of landscaped islands while providing adequate parking.

Staff Comment: As no standalone parking areas are proposed, Staff feels that this review criterion does not apply.

Recommendation

Having reviewed the proposed Planned Unit Development district, the proposed Preliminary Plan, and the proposed covenants and restrictions, staff finds that the application meets the relevant criteria for approval.

Accordingly, staff recommends that Planning Commission issue a recommendation of **approval** for the establishment of the proposed Planned Unit Development.

Staff further recommends that Planning Commission issue a recommendation of **approval** for the proposed preliminary plan.

The recommendation of the Planning Commission will be forwarded to the January 21st, 2025 Study Session for Council review.

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

12/20/2024

Michael J Hammes, AICP
City of Vandalia City Planner
333 James E. Bohanan Drive
Vandalia, Ohio 45377

RE: 7848 S Brown School Road – PUD Application Cover Letter

Mr. Hammes,

Addison Properties is pleased to submit the attached PUD Application for the property located at 7848 S Brown School Road. I would like to thank you, your staff, and the City of Vandalia for taking time to work with Addison Properties. The proposed PUD will provide a complimentary low density residential development in Vandalia. We look forward to presenting our revised plan to the Planning Commission in January.

The contents of this application are as follows:

Page 1: Vandalia Application for Public Hearing for Zoning Action or Code Amendment
Page 2: Proposed Development Plan
Page 3: Development Statement
Page 4: Montgomery County Department of Environmental Services - Will Serve Letter
Page 5: Vandalia-Butler City Schools – Letter of Support to Council
Page 6: Vandalia Fire Department – Email of Support For Proposed Cul De Sac Lengths
Page 7: Arbor Homes – Home Elevations
Page 8: Arbor Homes – Home Elevations
Page 9: Address List – Property Owners Within 200 Ft of Project
Page 10: Letter of Justification
Page 11: Arbor Homes – Community Specific Features

Additional Items Requested:
Page 1a: Address List – Property Owners Within 200 Ft of Project (Excel Document)
Page 1b: Declaration of Covenants, Conditions, Easements, and Restrictions (DCCR)

Please let me know if you have any questions or concerns upon review of this application.

Sincerely,

Addison Properties (Applicant)

Eddie Hunt, Vice President of Acquisitions & Development

Development & Engineering Services

Application for Public Hearing for Zoning Action or Code Amendment

Complete this page and follow the directions on page 2 for each of the following requests:

☐ Rezoning ☐ Cond Use ■ Planned Unit Dev ☐ Similar Use Det ☐ Site Plan Rev/Mod

Applicant Name: Addison Properties, Attn: Eddie Hunt
Mailing Address: 3401 Enterprise Pkwy, Suite 410
Beachwood, OH 44122
Phone Number: (740) 404-1259
E-mail Address: eddie@addisonprops.com
Owner Name**: Jamie N. Spencer & Richard A. and Kimberly K. Ware
Mailing Address: 7848 S. Brown School Road
Vandalia, OH 45377
Phone Number: (937) 608-0650

OFFICE USE ONLY
Filing Date _____
Hearing Date _____
Case No. _____

** If Applicant is other than owner, written consent of owner is required.

Location of Use.

Street Address: 7848 S. Brown School Road, Vandalia, OH 45377
(north, south, east, west) side of S. Brown School Road, 2,566 feet
(north, south, east, west) from the intersection of Little York Road
Subdivision: N/A Lot No.: N/A Section: N/A

Case Description.

Present Zoning District: (A) Agriculture Total Acres: 85.05
Requested Zoning District (for rezoning requests only): Planned Unit Development (PUD)
Description of the existing use of property: The subject property is currently used as a single-family residence that is surrounded by woods and grass fields.

Description of proposed use of property: Addison Properties is proposing to develop a single-family residential subdivision.

Reason for Zoning Request or Code Amendment: Addison Properties plans to rezone the subject property in order to develop a single-family residential subdivision. A PUD zoning district allows Addison Properties to establish an approved development plan that cannot be altered without first obtaining approval from the Planning Commission and Council.

Eddie Hunt/Jamie Spencer 12/20/2024
Applicant/Owner Date

Zoning Administrator Date

FILING FEES (office use only):
Site Plan Review/Modification ($104.00) _____
Similar Use Determination ($104.00) _____
Conditional Use ($312.00) _____
Planned Unit Development ($520.00) _____
Planned Unit Dev. Amendment ($260.00) _____
Rezoning ($520.00) _____
Receipt No.:_____ **TOTAL:** _____

Follow The Directions Below for Application Submittal.

Code Amendment: *Complete page 1 and include 7 copies of any other supplemental materials that may assist the board in making a decision.*

Rezoning: *Complete page 1 and include 7 copies of a plan that outlines the subject parcels and illustrates the surrounding zoning districts.*

Conditional Use: *Complete page 1 and 2 and include 7 copies of a site plan drawn to scale, which includes the following; shape and dimensions of the lot(s), buildings and accessory structures, parking and loading areas, traffic circulation, open spaces, landscaping, signage, utilities, refuse and service areas and a rendering of the proposed building(s).*

Planned Unit Development: *Complete pages 1, 3 and, 4. Include 7 copies of the supporting documents listed on pages 3 and/or 4.*

**Any zoning approval granted by the City is given solely with respect to compliance with the City of Vandalia Zoning Code. The property may be subject to private restrictions including but not limited to recorded Covenants, Restrictions or Declarations that may be applicable notwithstanding any City zoning approval and may require separate approval not involving the City. Applicant is solely responsible for compliance with any such private restrictions*

COMPLETE THIS SECTION FOR CONDITIONAL USE REQUESTS.

Please provide a narrative statement evaluating the effects on adjoining property; the effect of such elements as traffic, noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

Is the proposed use in harmony with the general purposes and intent of the Zoning Code and does the proposed use comply with the general guidelines and regulations for the district in which it is located?

What will be the hours of operation for the proposed use? _____

COMPLETE THIS SECTION FOR A PLANNED UNIT DEVELOPMENT (PUD).

Underlying Zoning: 85.05 Acres of Agriculture District (A); _____ Acres of _____; _____ Acres of _____ = Total Acreage: 85.05.

Is an amendment of the underlying zoing part of this application? X YES _____NO

If yes, please explain. This application will change the zoning of the subject property from A (Agriculture) to PUD and effectively alter the development standards that currently apply to the property.

Phasing:

Number 1 Start Date 12/2025; Finish Date 3/2027; Total Acres 16 Acres
Uses Single-Family Residential
Amenities N/A

Number 2 Start Date 12/2026; Finish Date 3/2028; Total Acres 23
Uses Single-Family Residential
Amenities N/A

Number 3 Start Date 12/2027; Finish Date 3/2029; Total Acres 12
Uses Single-Family Residential
Amenities Mowed/Mulch Walking Path/Nature Trail

Number 4 Start Date 12/2028; Finish Date 3/2030; Total Acres 15
Uses Single-Faily Residential
Amenities Mowed/Mulch Walking Path/Nature Trail

Density:

Residential: Maximum number of dwelling units proposed 167 / 85.05 acres.
Non-Residential: Maximum number of dwelling units proposed 0 / 0 acres.

Streets:

Public streets proposed: 5,750 linear feet. Minimum lighting N/A f.c.
Private streets proposed: N/A linear feet. Minimum lighting N/A f.c.

Open Space (for residential developments only)**:**

Acreage to be dedicated as City parkland: N/A Acres.
Common open space held by Homeowner's Association: 39.68 Acres.
Impervious surface coverage: 20.92 Acres / 85.05 Total Acres = 24.5 %

Please include the following supporting documents with requests for PUD approval:

1. **Vicinity Map** *(1" = 1000' minimum scale)*
2. **Existing Characteristics Map** *(proposed plan boundary line, existing property lines, underlying zoning, right of way, easements, public properties, elevation contours, national flood insurance floodways and flood fringe and federal jurisdictional wetlands)*
3. **Proposed Plan/Plat** *(proposed plan boundary line, phasing boundaries and designations, streets (public or private), bikeways, sidewalks, zoning, water, sanitary sewer, and storm drainage improvements, residential buildings, non-residential buildings, setbacks, parking, loading, dumpster locations, signs and recreational or other amenities)*
4. **Preliminary Grading Plan** *(any area cleared, structure demolished and erosion/sedimentation control structures installed)*
5. **Preliminary Landscaping Plan** *(mounding, screening and generic plant materials)*
6. **Development Statement** *(discussion of he following; compatibility with surroundings, access, public utilities provided, ownership, access and provision of maintenance for common areas such as open spaces parking & other amentities)*
7. **Conceptual Elevations** *(building materials and design principals to be applied to the development)*
8. **Proposed covenants, deed restrictions and association bylaws**

COMPLETE THIS SECTION FOR A PUD MAJOR OR MINOR AMENDMENT

Turn in the following items for a complete application.

A. SITE PLAN-- Must submit five copies

The applicant/owner shall provide a site plan drawn to scale which shows the following, *if applicable*:

1. Property/Boundary lines
2. Exterior lot dimensions
3. Size and location of all existing structures
4. Location and size of proposed new construction
5. Setbacks of all structures from property boundary lines.
6. Distance between structures.
7. Show loction of any and all streets, alleys, right-of-ways and easementes that are contiguous to the property requesting the Variance.
8. Open space, landscaping, signage
9. Photos or graphics that illustrate proposed project

B. LIST OF PROPERTY OWNERS

Provide a list of all property owners (as recorded in the Montgomery County Auditor's office) within 200 ft. of the boundaries of the property being considered.

Example:

Property Address	Parcel I.D. #	Owner Name	Owner Mailing
123 Clubhouse Way	B02 00000 0000	Carol Smith	124 Green Way Vandalia, OH 45377
345 Brown School Rd.	B02 11111 1111	Fred Jones	345 Brown School Rd.

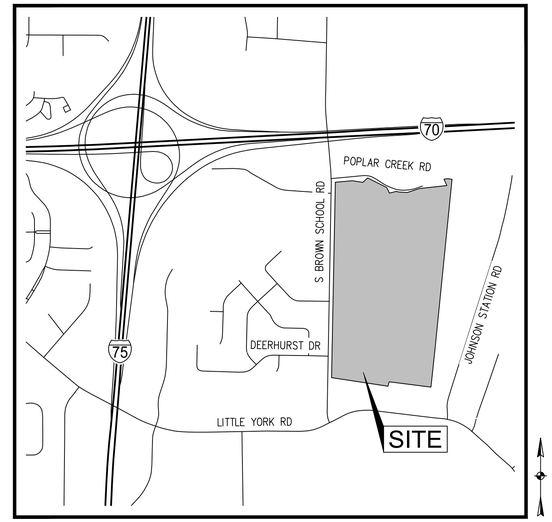
C. LETTER OF JUSTIFICATION

The applicant shall submit a letter of justification that describes the request for the Major Amendment. The letter shall describe why the amendment is necessary and how it relates to the approved plan and/or Comprehensive Plan.

PLANNED UNIT DEVELOPMENT APPLICATION FOR

RIVERDALE SUBDIVISION

7848 S BROWN SCHOOL ROAD
VANDALIA, OH 45377



VICINITY MAP

SCALE: 1" = 1,000'

INDEX MAP

0 200 400 800

SCALE: 1" = 400'

PROJECT DESCRIPTION

DEVELOPMENT OF A 167 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED DETENTION, UTILITIES, AND LANDSCAPING.

INDEX OF SHEETS

COVER SHEET ____ 1
EXISTING CONDITIONS & DEMOLITION PLAN ____ 2
PRELIMINARY SITE PLANS ____ 3–7
PRELIMINARY LANDSCAPE PLAN ____ 8
ENTRY FEATURE ENLARGEMENTS ____ 9
SIGNAGE DETAILS ____ 10
RENDERED SITE PLAN ____ 11

ENGINEER OF RECORD

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

CONTACT: ASHLEY FOWLER, PE
ADDRESS: 1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
PHONE: 614.441.4222
EMAIL: AFOWLER@MANNIKSMITHGROUP.COM

OHIO811.org Before You Dig

REV NO	DATE	BY	REVISION DESCRIPTION

PROJECT DATE: 12/11/24
PROJECT NO.: 2401435

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LEGEND (EX=EXISTING) PR=PROPOSED)

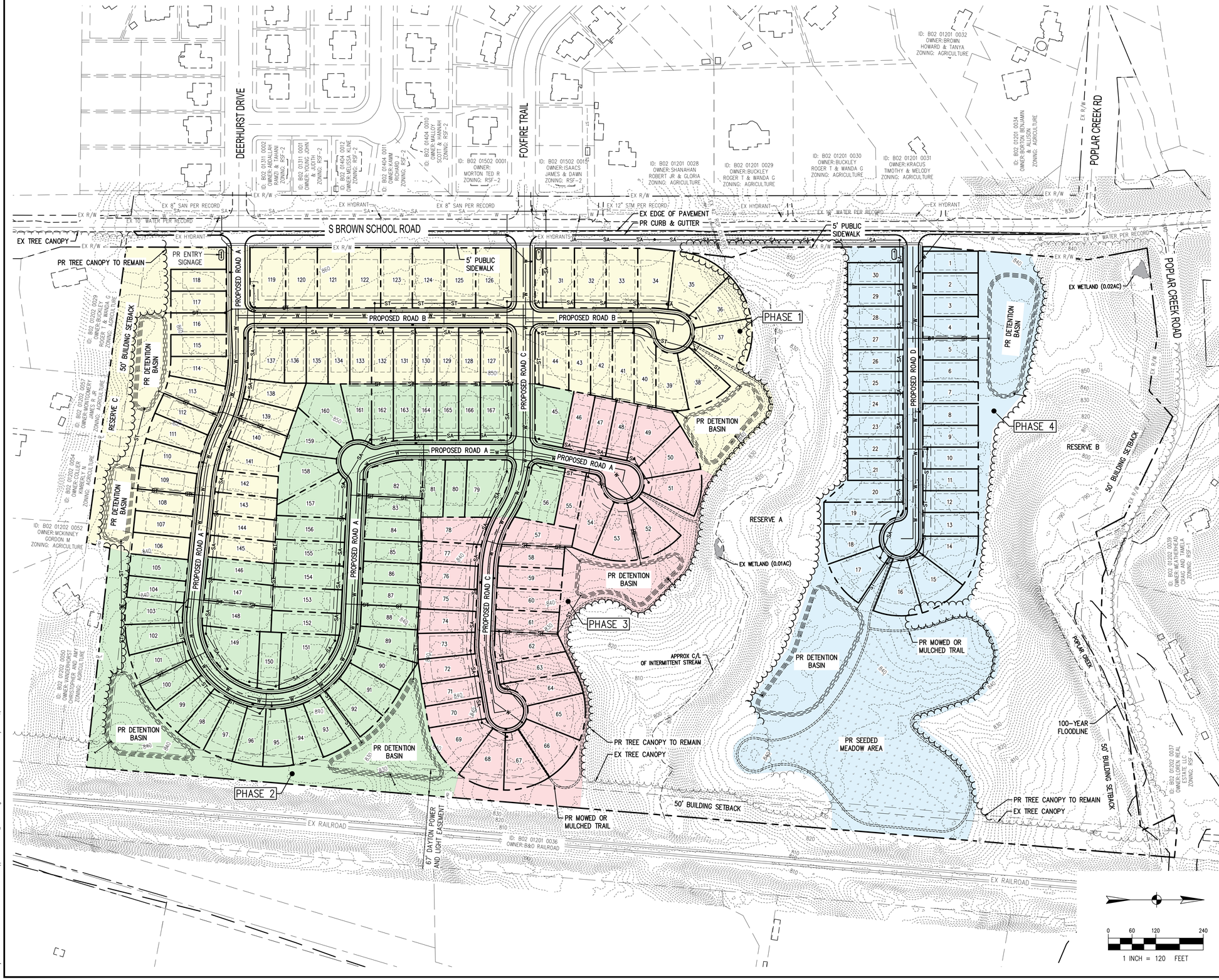
- EX R/W — EX. RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- 850 MAJOR CONTOUR
- MINOR CONTOUR
- EX. TREE CANOPY – ±44.37AC
- EX TREE CANOPY AREA TO BE REMOVED – ±18.78AC

1 INCH = 120 FEET (0, 60, 120, 240)

2 / 13	EXISTING CONDITIONS & DEMOLITION PLAN	PUD APPLICATION FOR: RIVERDALE SUBDIVISION, 7848 S BROWN SCHOOL RD, VANDALIA OH 45377	PREPARED FOR: ADDISON PROPERTIES, 4301 ENTERPRISE PARKWAY, SUITE 410, BEACHWOOD, OH 44122	Mannik Smith GROUP, www.MannikSmithGroup.com, TECHNICAL SKILL. CREATIVE SPIRIT.	1160 DUBLIN ROAD, SUITE 100, COLUMBUS, OH 43215, TEL: 614.441.4222, FAX: 888.488.7340

PROJECT DATE:	12/11/2024
PROJECT NO:	2401435
DRAWN BY:	MMB
CHECKED BY:	NAF

NO.	DATE	BY	DESCRIPTION

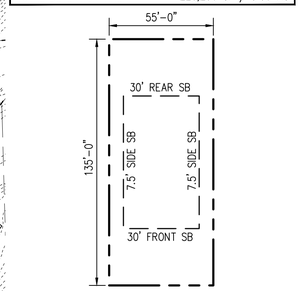


LEGEND (EX=EXISTING) PR=PROPOSED

- EX R/W — EX RIGHT OF WAY
- PR R/W — PR RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PR SETBACK
- ROAD CENTERLINE
- 850 MAJOR CONTOUR
- MINOR CONTOUR
- EX TREE CANOPY
- PR TREE CANOPY

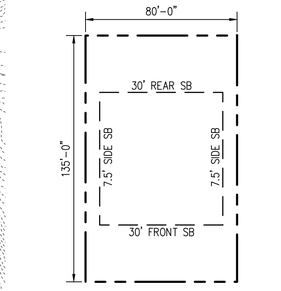
SITE DATA

SITE ACREAGE:	±85.05 ACRES
PROPOSED ZONING:	PUD
TOTAL DWELLING UNITS:	167
55'-WIDE LOTS (TYPE A):	154
80'-WIDE LOTS (TYPE B):	13
GROSS DENSITY OF DWELLING UNITS:	±1.96 DU/AC
GROSS OPEN SPACE:	±39.68 AC / 46.65%
WOODED OPEN SPACE:	±25.27 AC / 29.71%
OPEN GREEN SPACE:	±14.41 AC / 16.94%
TOTAL DEVELOPMENT AREA (COLORED):	±60.67AC
NET DENSITY OF DWELLING UNITS:	±2.75 DU/AC
TOTAL PUBLIC ROAD LENGTH:	5,750 LF
TOTAL SIDEWALK LENGTH:	14,500 LF
TOTAL MULCH TRAIL LENGTH:	4,500 LF
TOTAL DETENTION AREA:	220,296 SF / 5.06 AC



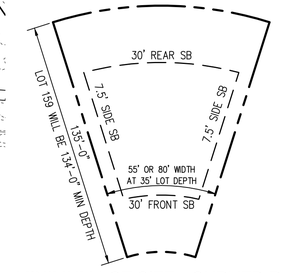
MINIMUM LOT SIZE - TYPE A

SCALE: 1" = 40'



MINIMUM LOT SIZE - TYPE B

SCALE: 1" = 40'



MINIMUM LOT SIZE - CURVED R/W

SCALE: 1" = 40'

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 12/11/2024
PROJECT NO: 2401435
DRAWN BY: MMB
CHECKED BY: NAF

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:

ADDISON PROPERTIES
4301 ENTERPRISE PARKWAY, SUITE 410
BEACHWOOD, OH 44122

PUD APPLICATION FOR

RIVERDALE SUBDIVISION

7848 S BROWN SCHOOL RD, VANDALIA OH 45377

OVERALL PRELIMINARY SITE PLAN

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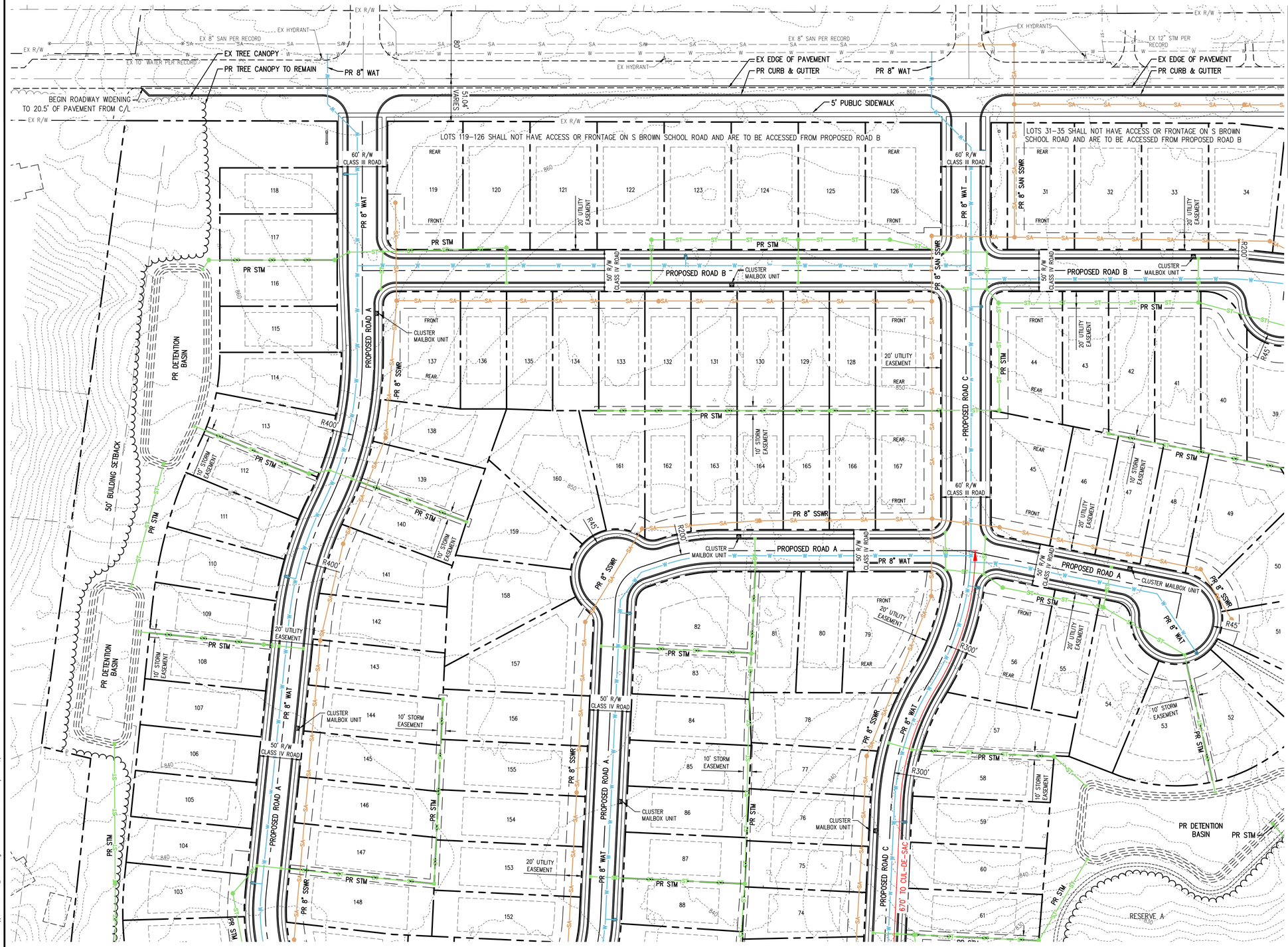

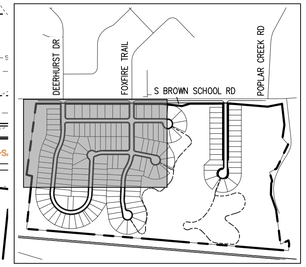

KEY MAP

NOT TO SCALE

LEGEND (EX=EXISTING) PR=PROPOSED)

- EX R/W — EX RIGHT OF WAY
- PR R/W — PR RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PR SETBACK
- ROAD CENTERLINE
- 850 MAJOR CONTOUR
- 848 MINOR CONTOUR
- EX TREE CANOPY
- PR TREE CANOPY
- ST PR STORM SEWER
- SA PR SANITARY SEWER
- W PR WATER MAIN
- PR MANHOLE
- PR FIRE HYDRANT
- PR CATCH BASIN/CURB INLET

NOTE:

1. LOTS 119, 137, 126, 31, 127, 44, 167, 45, 79, AND 56 SHALL NOT HAVE FRONTAGE ON OR HAVE ACCESS FROM PROPOSED ROAD C. ALL HOUSE FRONT AND REAR YARDS SHALL BE ORIENTED EAST/WEST FOR THESE LOTS.
2. LOTS 14-18, 34-40, 49-54, 64-69, 89-103, 109-112, 138-142, AND 158-161 WILL HAD FRONTAGE MEASURED AT 35' LOT DEPTH DUE TO FRONTAGE R/W BEING CURVED.

0 30 60 120

SCALE: 1 IN = 60 FT

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 12/11/2024
PROJECT NO: 2401435
DRAWN BY: MMB
CHECKED BY: NAF

TECHNICAL SKILL. CREATIVE SPIRIT.

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PUD APPLICATION FOR

RIVERDALE SUBDIVISION

7848 S BROWN SCHOOL RD, VANDALIA OH 45377

PRELIMINARY SITE PLAN

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KEY MAP

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RIVERDALE SUBDIVISION

7848 S BROWN SCHOOL RD, VANDALIA OH 45377

PRELIMINARY SITE PLAN

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KEY MAP

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- EX R/W — EX RIGHT OF WAY
- PR R/W — PR RIGHT OF WAY
- PROPERTY LINE
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- PR TREE CANOPY
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- SA — PR SANITARY SEWER
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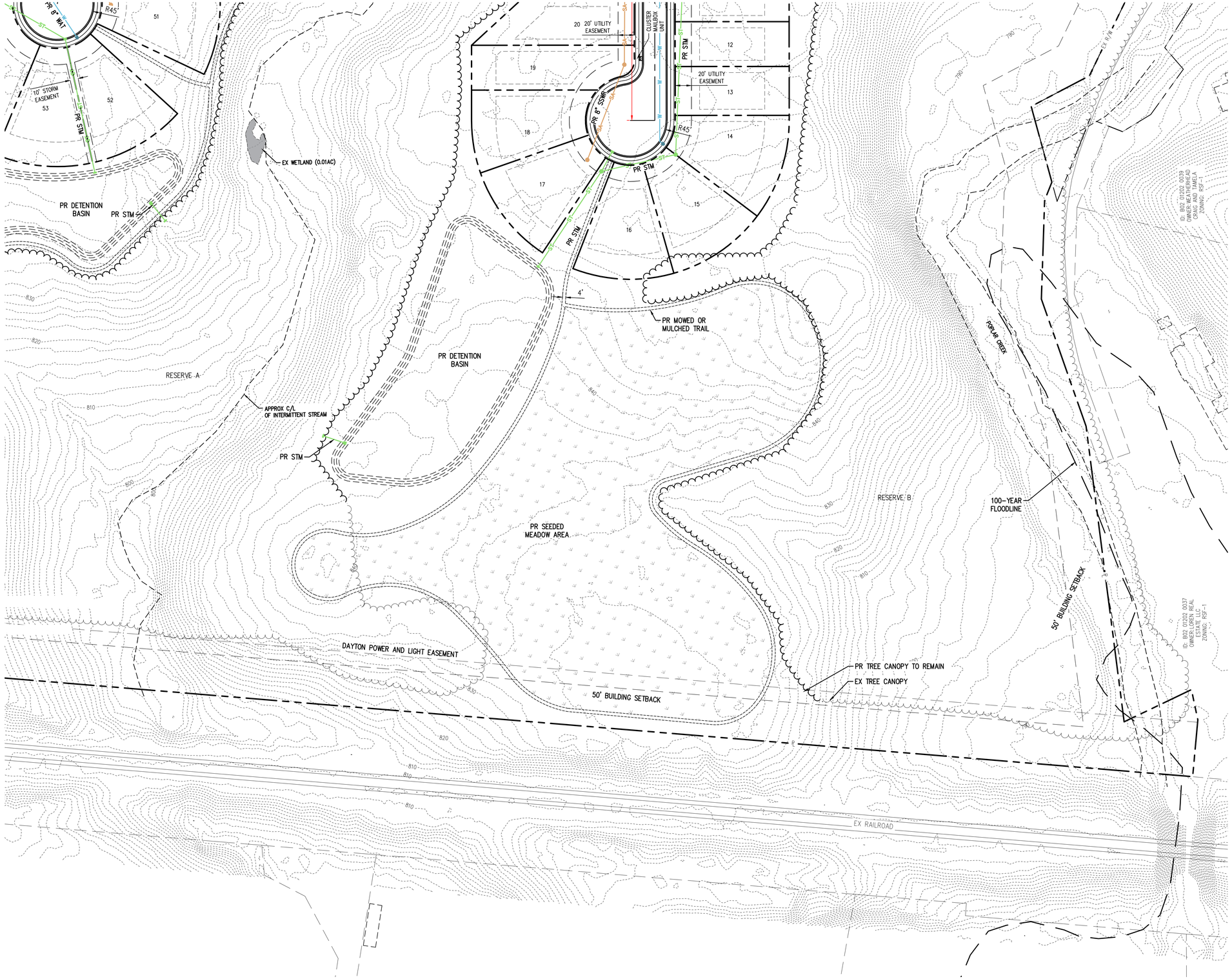

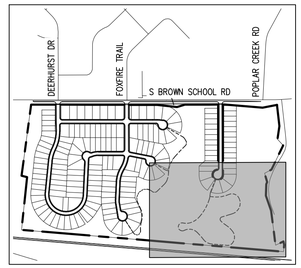

KEY MAP

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- EX R/W — EX RIGHT OF WAY
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- —P— PROPERTY LINE
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0 30 60 120

SCALE: 1 IN = 60 FT

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PUD APPLICATION FOR

RIVERDALE SUBDIVISION

7848 S BROWN SCHOOL RD, VANDALIA OH 45377

PRELIMINARY SITE PLAN

7 / 13

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LEGEND (EX=EXISTING) (PR=PROPOSED)

- EX R/W — EX RIGHT OF WAY
- PR R/W — PR RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PR SETBACK
- ROAD CENTERLINE
- EX TREE CANOPY
- PR TREE CANOPY
- PR TRAIL

SITE DATA

SITE ACREAGE:	±85.05 ACRES
GROSS OPEN SPACE:	±39.68 AC / 46.65%
WOODED OPEN SPACE:	±25.27 AC / 29.71%
RESERVE A	±11.36 AC
RESERVE B	±12.05 AC
RESERVE C	±1.69 AC
OPEN GREEN SPACE:	±14.41 AC / 16.94%
SEEDED MEADOW:	±3.97 AC
TOTAL DETENTION AREA:	220,296 SF / 5.06 AC
TOTAL MULCH TRAIL LENGTH:	4,500 LF

NO.	DATE	BY	DESCRIPTION

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PUD APPLICATION FOR

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7848 S BROWN SCHOOL RD, VANDALIA OH 45377

PRELIMINARY LANDSCAPE PLAN

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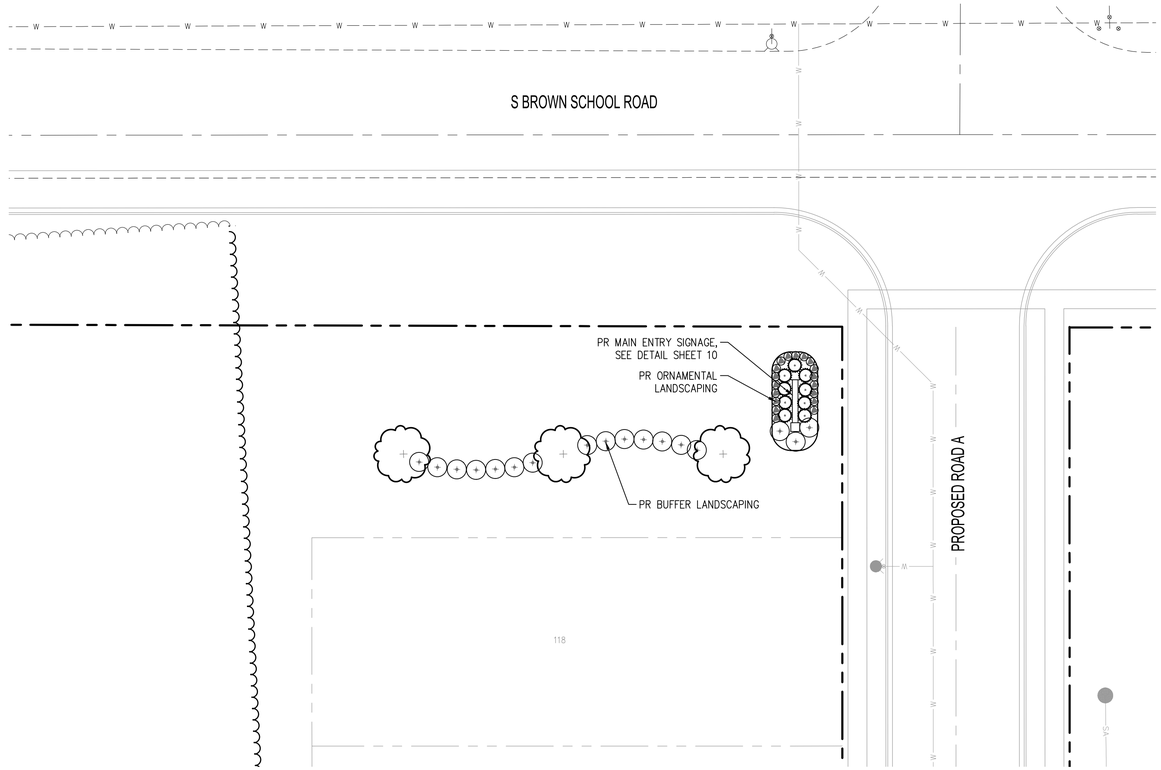
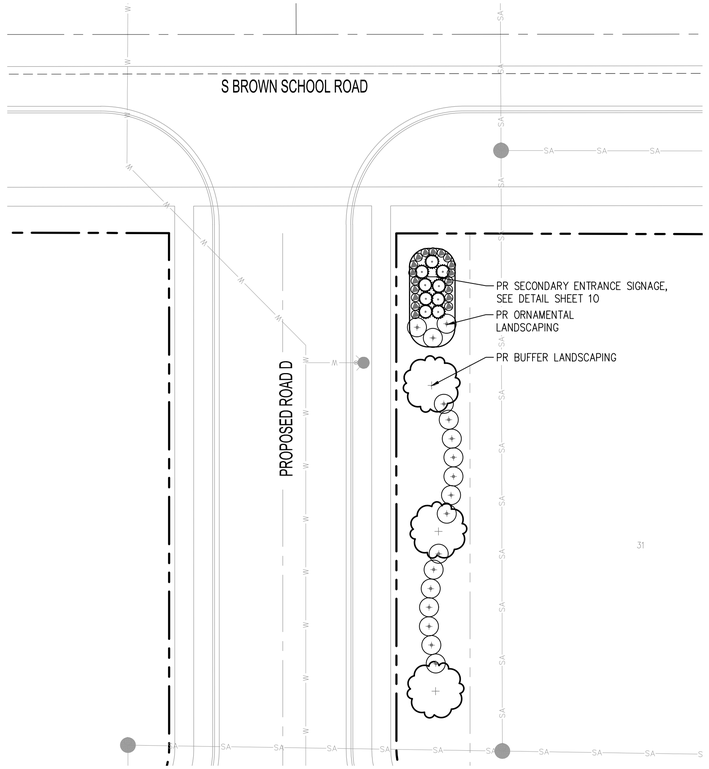


ENTRY ENLARGEMENT - 1

SCALE: 1 = 20'-0"

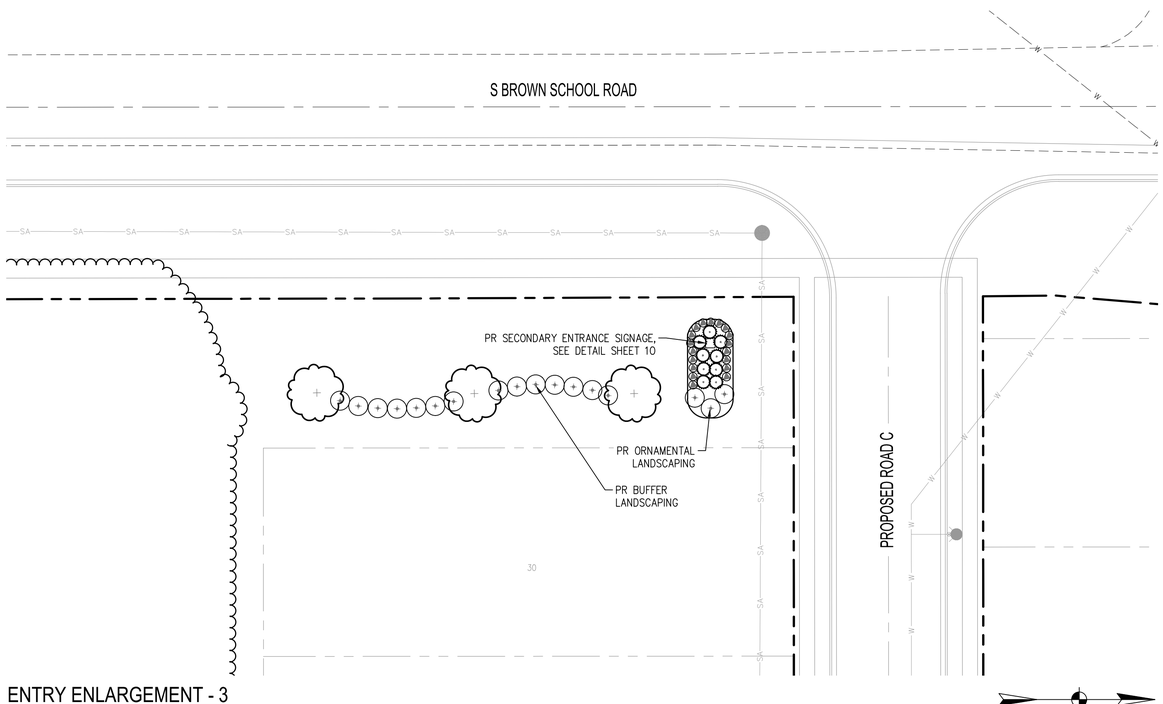


ENTRY ENLARGEMENT - 2

SCALE: 1 = 20'-0"

LEGEND (EX=EXISTING) PR=PROPOSED)

- EX R/W — EX RIGHT OF WAY
- PR R/W — PR RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EX TREE CANOPY
- PR TREE CANOPY
- PR ORNAMENTAL TREE
- PR SHRUBS
- PR ORNAMENTAL GRASS
- PR ORNAMENTAL GRASS



ENTRY ENLARGEMENT - 3

SCALE: 1 = 20'-0"

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 12/11/2024
PROJECT NO: 2401435
DRAWN BY: MMB
CHECKED BY: NAF

TECHNICAL SKILL. CREATIVE SPIRIT.

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PUD APPLICATION FOR

RIVERDALE SUBDIVISION

7848 S BROWN SCHOOL RD, VANDALIA OH 45377

ENTRY FEATURE ENLARGEMENTS

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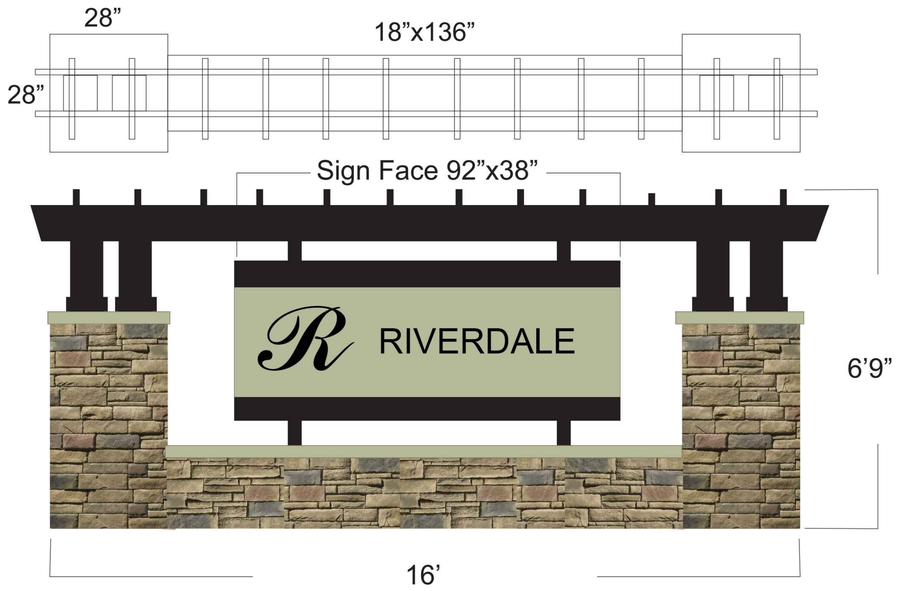
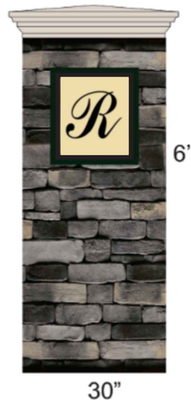


EXAMPLE MAIN ENTRY SIGNAGE

NO SCALE, CONCEPTUAL ONLY – DESIGN MAY VARY



EXAMPLE SECONDARY ENTRY SIGNAGE

NO SCALE, CONCEPTUAL ONLY – DESIGN MAY VARY

W:\Projects\2024\1400-1599\2401435\CAD\SHTS\PUD Application\2401435_03 LAND.dwg Last saved 12/19/2024 9:02 AM by rrtewner, plotted 12/19/2024 11:19 AM

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 12/11/2024
PROJECT NO: 2401435
DRAWN BY: MMB
CHECKED BY: NAF

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:

ADDISON PROPERTIES
4301 ENTERPRISE PARKWAY, SUITE 410
BEACHWOOD, OH 44122

PUD APPLICATION FOR

RIVERDALE SUBDIVISION

7848 S BROWN SCHOOL RD, VANDALIA OH 45377

SIGNAGE DETAILS

11 / 11	RENDERED SITE PLAN	PUD APPLICATION FOR RIVERDALE SUBDIVISION 7848 S BROWN SCHOOL RD, VANDALIA OH 45377	PREPARED FOR: ADDISON PROPERTIES 4301 ENTERPRISE PARKWAY, SUITE 410 BEACHWOOD, OH 44122	Mannik Smith GROUP www.MannikSmithGroup.com TECHNICAL SKILL. CREATIVE SPIRIT.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340 PROJECT DATE: 12/11/2024 PROJECT NO: 2401435 DRAWN BY: MMB CHECKED BY: NAF	NO. / DATE / BY / DESCRIPTION	

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Development Statement

Compatibility With Surroundings

The subject property is located in a residential neighborhood that is primarily surrounded by various types of residential zoning districts. The districts are shown on the city's official zoning map and include Agriculture (N, W, S), RSF-1 (N, S), RSF-2 (W), RSF-4 (W), and a residential Planned Unit Development District (S). Directly to the east of the subject property on the other side of the railroad tracks, is primarily zoned Industrial and Highway Business.

The City of Vandalia 2020 Comprehensive Plan designates all the land on either side of S Brown School Road, between Interstate 70 (N) and Little York Road (S), as Low Density Residential in the Future Land Use Plan. Low Density Residential is further defined as providing a variety of single-family homes (detached and attached) of various house and lot sizes. Neighborhoods should provide housing options for those of all ages and family types with access to nearby parks and commercial amenities. (Pg 55 and 56; Comprehensive Plan)

The proposed residential development is compatible with the existing use of the surrounding area and aligns with the long-term goals of the city's comprehensive plan. The proposed development will provide an alternative housing option that does not currently exist along S. Brown School Road, South of I-70. The homes will be constructed of quality materials, aesthetically pleasing, and designed to satisfy the needs of new home buyers. Homeowners will be within walking distance of the City's existing parks and commercial districts.

Access

Addison Properties is working in cooperation with the Vandalia Planning and Zoning Department to ensure that adequate improvements are made to the existing roadway infrastructure to help minimize the impact of additional traffic that will result from the proposed development. The development plan includes improvements on S. Brown School Road that mirror the improvements that exist west of the roadway centerline. A public sidewalk will run along the east side of S Brown School Road connecting the north and south end of the proposed development to each other and to the Foxfire Subdivision across the street. All improvements will comply with the City of Vandalia zoning codes and require final approval from the building and engineering departments.

Three new access points are proposed along the east side of S Brown School Road. All three access points will coordinate with existing roads and will comply with the City's access management guidelines. Final design and approvals will be obtained through the City of Vandalia.

Multiple points of ingress/egress serve as a positive safety and traffic management design feature. From a safety perspective, they provide emergency personnel with more than one point of entry when responding to calls from within the subdivision. From a traffic management perspective, multiple entry points help disburse traffic that is entering or exiting the subdivision from or onto S Brown School Road. The length of the cul de sac has been designed in accordance with the City's guidelines to minimize safety concerns.

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Public Utilities Provided & Services

The proposed development will not impose an undue burden on public services such as utilities, fire, school, and police protection.

Addison Properties has coordinated with the Montgomery County Department of Environmental Services regarding water and sanitary sewer service to the site. The County has completed a preliminary review of our plans and provided a letter of support showing they have adequate capacity for the proposed project. They note public water and sanitary sewer mains are available along the west side of S Brown School Road. Please see their letter of support attached.

Addison Properties was able to obtain a letter from the Vandalia-Butler City Schools District to the City of Vandalia Council, dated October 21, 2024, showing support for the proposed project. In summary, the School District believes that the proposed residential growth will lead to positive outcomes for the District. They note that the benefits of residential growth outweigh the challenges. Please see their letter of support attached.

Addison Properties has coordinated with City staff in the design of the proposed plans to ensure safety forces are taken into consideration as well. Multiple entrances have been designed for the southern half of the proposed neighborhood to allow an alternative means of ingress/egress in the event of an emergency. In addition, the length of the cul de sac has been designed to meet the City's design standards as they pertain to safety forces. Waterline lines and fire hydrants will be incorporated into the plans as well to ensure that fire protection is available to every home. Please see an email from the Vandalia Fire Department in support of the proposed Cul De Sacs attached.

Ownership

Jamie N. Spencer is the current owner of the proposed development site. Addison Properties is in contract to purchase the property from Mr. Spencer and his partners; however, closing on the property is subject to Addison Properties getting full plan approval from the City of Vandalia and the Montgomery County Environmental Services. Once approved, Addison Properties will immediately close on the land and begin developing the proposed residential subdivision.

There are four phases to the proposed development, each of which will be purchased by Arbor Homes upon completion. Once purchased, Arbor Homes plans to construct new homes on each lot and sell the newly developed lot to a homeowner. In the end, all the proposed lots will be owned by individual homeowners and the common areas will be owned and maintained by a professional Homeowners Association (HOA) that will be established by the developer and transferred to the builder.

Access & provisions for maintenance of common areas

The proposed residential subdivision will have 39.68-acres of open space common area that will be owned and maintained by a professionally managed Homeowners Association (HOA). Approximately sixty-three percent (63 %) of the proposed common area will be preserved in its natural wooded state while the remaining thirty-seven percent (37%) is planned to be maintained as open green space.

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Access to all common areas will be provided so the HOA can maintain the stormwater detention ponds, walking trails, signage, trees, and grass areas. Areas that are not directly adjacent to the public right-of-way will be accessed via paths that connect the green space to the public right-of-way between the homes at the ends of each cul de sac. Additional access will be provided to the southeast corner of the development via a path between homes on the outside of the proposed road. All stormwater features will be maintained in accordance with the approved Stormwater Management Plan, which is incorporated into the Declaration of Covenants, Conditions, Easements, and Restrictions for the proposed subdivision.

MONTGOMERY COUNTY

DEPARTMENT OF ENVIRONMENTAL SERVICES

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

1850 Spaulding Road
Kettering, Ohio 45432
937-781-2500

www.mcohio.org/water
www.mcswd.org

COUNTY COMMISSIONERS
Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR
Michael B. Colbert

DEPARTMENT DIRECTOR
Matt Hilliard

November 20, 2024

Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122
Attn: Eward Hunt

Subject: Public Water and Sanitary Sewer Availability
7848 S Brown School Road

Dear Sir or Madam:

Montgomery County Environmental Services would serve the subject development with public water and sanitary sewers. Public water and sanitary sewer mains are available as shown on the attached atlas sheet.

All mainline extensions and services are to be designed and constructed in accordance with the Montgomery County Environmental Services Rules and Regulations and Specifications.

Should you have any questions please contact me.

Regards,

Kenneth A. Stewart, P.E.
Chief Sanitary Engineer

Attachments: Water and Sanitary Sewer atlas sheet

SITE
POPLAR CREEK
POPLAR CREEK
BROWN SCHOOL
BROWN SCHOOL
BROWN SCHOOL
BROWN SCHOOL
JOHNSON STATION
LITTLE YORK
LITTLE YORK
DERBY
DEERHURST
FOXFIRE
12"
10"
8"
6"
FH 01
FH 02
FH 03
FH 04
FH 05
FH 09
FH 10
FH 14
FH 15
FH 17
7N0115
7N0112
7N0111
7N0110
7N0081
7N0082
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7N0119

VANDALIA-BUTLER
CITY SCHOOLS

October 21, 2024

Dear City of Vandalia Council,

On behalf of Vandalia-Butler City Schools, we are writing to express our thoughts and considerations on the topic of the potential new residential housing development next to the Foxfire housing development.

The following is the information as we know it:

- There are a proposed 174 houses for this development.
- There is no proposed abatement of taxes for the development.

As we consider this matter, we must consider the potential challenges as well as the benefits that could arise from such a development.

First, the challenges:

- Additional homes of this magnitude could bring in a surge of students to the District which could affect space in some of our buildings, particularly Smith and Morton.
- These additional students could pose challenges with space inside the buildings as well as additional traffic flow concerns at Smith.
- The potential increase of students could add costs such as for staffing, and space solutions such as modular classrooms.

The benefits, as we see it, are:

- With no proposed abatements, the District will receive its due income from property taxes.
- New, additional homeowners in the District would benefit taxpayers in the District, as more people will pay taxes which will lower the amount current taxpayers are paying.
- Additional students in the District would positively benefit our state funding formula and the amount of money we receive from the state in per pupil funding.
- These things would be an overall positive for District finances, even with the potential costs of adding staff and creatively addressing the potential space issues in buildings, particularly Smith and Morton.

In light of these considerations, it is our belief that new residential growth would lead to positive outcomes for the District. While there are definite challenges as noted above, we believe we could address those challenges in order to reap the financial benefits expressed above.

Thank you for considering our perspective on this critical issue. We look forward to engaging in further discussions as this issue is considered.

VANDALIA-BUTLER
CITY SCHOOLS

Sincerely,

Vandalia-Butler City Schools

Rob O'Leary, Superintendent

Eric Beavers, Treasurer/CFO

Holly Herbst, Board of Education President

Michael Hammes

From: Ben Graham
Sent: Friday, December 13, 2024 3:33 PM
To: Eddie Hunt
Cc: Michael Hammes
Subject: FW: 7848 South Brown School Road

Hi Eddie,

Please see the attached email from Fire Marshal Jacobs.

Very Respectfully,

Ben Graham, MPA
Zoning and Planning Coordinator

City of Vandalia, Ohio
333 James E. Bohanan Dr.
Vandalia, OH 45377
937-898-3750 Office
937-415-2329 Direct
937-415-2319 FAX

vandaliaohio.org

The City of Vandalia is subject to Ohio sunshine laws relating to public records. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and recipients of City email should be aware that their emails may be subject to disclosure upon request. This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, employee or agent responsible for delivering this message, please contact the sender by reply e-mail and destroy all copies of the original e-mail message.

From: Scott Jacobs <sjacobs@vandaliaohio.org>
Sent: Friday, December 13, 2024 2:31 PM
To: Ben Graham <bgraham@vandaliaohio.org>
Cc: Chad Follick <cfollick@vandaliaohio.org>; Patrick Fink <pfink@vandaliaohio.org>
Subject: RE: 7848 South Brown School Road

Good afternoon Ben, after discussing this with Chief Follick, we will approve the additional length of the cul-de-sac running across from foxfire. Please let me know if you have any further questions.

Scott Jacobs
Fire Marshal

City of Vandalia, Ohio
8705 Peters Pike.
Vandalia, OH 45377
937-665-1282 Office
937-898-2261 Main Line

vandaliaohio.org

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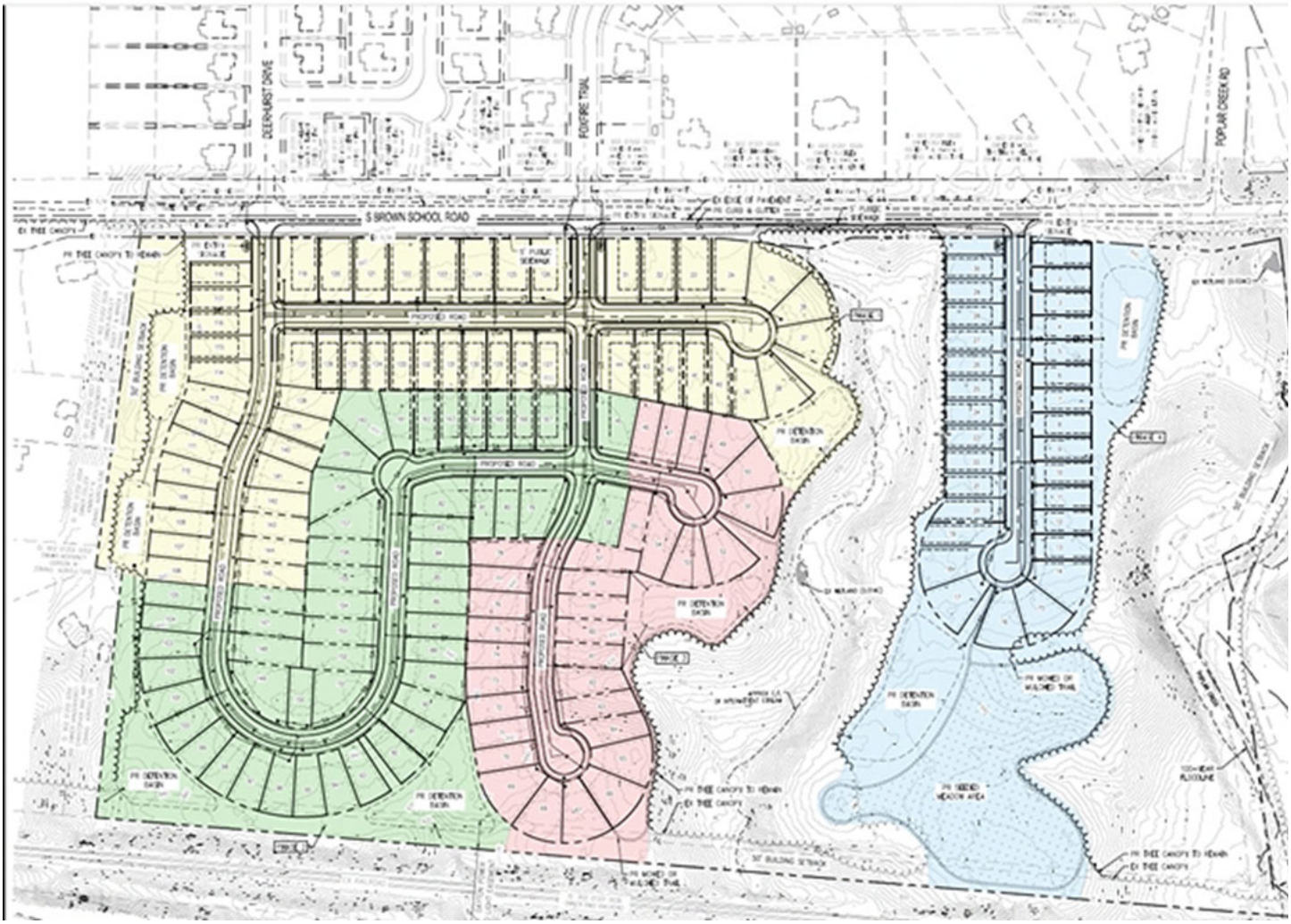
From: Ben Graham <bgraham@vandaliaohio.org>
Sent: Friday, December 13, 2024 11:00 AM
To: Scott Jacobs <sjacobs@vandaliaohio.org>
Cc: Michael Hammes <mhammes@vandaliaohio.org>
Subject: 7848 South Brown School Road

Hi Scott,

The last time we spoke, I remember you saying that Fire Department was fine with the two longer cul-de-sacs for this potential development as long as they had adequate hydrants. The cul-de-sac along Poplar Creek will be 737 feet and the cul-de-sac running across from Foxfire Trail will be 683 feet. The zoning code permits a maximum of 600 feet.

Would you be able to provide me a letter or email stating that fire department is fine with the longer cul-de-sacs, and any requirements the developer would need to meet to satisfy these longer cul-de-sacs?



Thank you,

Ben Graham, MPA
Zoning and Planning Coordinator

City of Vandalia, Ohio
333 James E. Bohanan Dr.
Vandalia, OH 45377
937-898-3750 Office
937-415-2329 Direct
937-415-2319 FAX

Vandalia ohio
small city. big opportunity.
vandaliaohio.org

ELEVATION **OPTIONS**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

SHOWN WITH BRICK OPTION C

ELEVATION D

SHOWN WITH BRICK OPTION A

ELEVATION E

SHOWN WITH BRICK OPTION B

the **aspen II**

2,176+ sq.ft.
2 STORY
4 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **cooper**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION A

ELEVATION C

SHOWN WITH BRICK OPTION A

ELEVATION D

SHOWN WITH BRICK OPTION A

ELEVATION E

SHOWN WITH BRICK OPTION A

2,813+ sq.ft.
2 STORY
4 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

CRAFTSMAN

TRADITIONAL

TUDOR

ELEVATION A

ELEVATION A

SHOWN WITH BRICK OPTION B

ELEVATION B

ELEVATION B

SHOWN WITH BRICK OPTION B

the **cottonwood**

2,324+ sq.ft.
2 STORY
3 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **empress**

CRAFTSMAN

TRADITIONAL

TUDOR

ELEVATION A

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

ELEVATION C

SHOWN WITH BRICK OPTION C

3,200+ sq.ft.
2 STORY
5 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **norway**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

SHOWN WITH BRICK OPTION C

ELEVATION D

SHOWN WITH BRICK OPTION A

ELEVATION E

SHOWN WITH BRICK OPTION B

3,029+ sq.ft.
2 STORY
5 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **spruce**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

SHOWN WITH BRICK OPTION C

ELEVATION D

SHOWN WITH BRICK OPTION A

ELEVATION E

SHOWN WITH BRICK OPTION B

2,343+ sq.ft.
2 STORY
4 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **ashton**

ELEVATION A

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

ELEVATION C

SHOWN WITH BRICK OPTION C

1,356+ sq.ft.
RANCH
3 BEDROOMS
2 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **bradford**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION A

ELEVATION C

SHOWN WITH BRICK OPTION A

ELEVATION D

SHOWN WITH BRICK OPTION A

ELEVATION E

SHOWN WITH BRICK OPTION A

1,611+ sq.ft.
RANCH
3 BEDROOMS
2 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **chestnut**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION A

ELEVATION C

SHOWN WITH BRICK OPTION A

ELEVATION D

SHOWN WITH BRICK OPTION A

ELEVATION E

SHOWN WITH BRICK OPTION A

1,801+ sq.ft.
RANCH
3 BEDROOMS
2 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **ironwood**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

SHOWN WITH BRICK OPTION C

ELEVATION D

SHOWN WITH BRICK OPTION B

ELEVATION E

SHOWN WITH BRICK OPTION B

ELEVATION F

SHOWN WITH BRICK OPTION A

ELEVATION E SHOWN WITH BRICK OPTION A

1,968+ sq.ft.
2 STORY
3-4 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **juniper**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

SHOWN WITH BRICK OPTION C

ELEVATION D

SHOWN WITH BRICK OPTION B

ELEVATION E

SHOWN WITH EXTERIOR PORCH AND BRICK OPTION B

ELEVATION F

SHOWN WITH BRICK OPTION A

ELEVATION E SHOWN WITH BRICK OPTION A

1,760+ sq.ft.
2 STORY
3-4 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **palmetto**

ELEVATION A

SHOWN WITH BRICK OPTION A

ELEVATION B

SHOWN WITH BRICK OPTION B

ELEVATION C

SHOWN WITH BRICK OPTION C

ELEVATION D

SHOWN WITH EXTERIOR PORCH AND BRICK OPTION B

ELEVATION E

SHOWN WITH BRICK OPTION A

ELEVATION F

SHOWN WITH BRICK OPTION A

ELEVATION E SHOWN WITH BRICK OPTION A

2,581+ sq.ft.
2 STORY
4 BEDROOMS
2.5 BATHS
2 CAR GARAGE

ELEVATION **OPTIONS**

the **walnut**

ELEVATION A

ELEVATION A

SHOWN WITH BRICK OPTION B

ELEVATION B

ELEVATION B

SHOWN WITH BRICK OPTION A

ELEVATION C

ELEVATION C

SHOWN WITH BRICK OPTION C

ELEVATION A SHOWN WITH BRICK OPTION A

1,228+ sq.ft.
RANCH
3 BEDROOMS
2 BATHS
2 CAR GARAGE

Addison Properties

3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Letter of Justification

The City of Vandalia's Comprehensive Plan envisions a community that defines and enhances its identity locally and regionally. Key goals include promoting diverse housing options, enhancing existing landmarks and corridors, improving connectivity between neighborhoods and parks, and preserving green space. We believe the proposed residential development (Riverdale) aligns with these objectives and brings Vandalia closer to achieving them.

The Comprehensive Plan designates the future land use for both sides of S Brown School Road as "Low Density Residential" which is further defined as an area with a variety of single-family homes, both detached and attached, with various house and lot sizes. Proposed residential subdivisions are envisioned as having homes with a variety of architectural features using quality materials, a site design that preserves environmentally sensitive areas, and connectivity for safe and comfortable walking, biking, and driving across all ages and abilities.

Planned Unit Development standards provide the City with a zoning mechanism that defines details for the proposed development. The Riverdale PUD, when combined with the surrounding neighborhoods, embodies the City's future land use plan along S Brown School Road. Diverse housing options with various house and lot sizes, the enhancement of corridors, connectivity between neighborhoods and parks, and the preservation of green space are all components of the proposed plan when combined with the surrounding neighborhoods. This PUD is the missing component of the existing land use along S Brown School Road and creates a community that fits both the desires of the City Comprehensive Plan and the neighboring developments.

The builder for Riverdale, Arbor Homes, is committed to constructing homes that uphold the value and integrity of the surrounding neighborhoods and meet the needs of the modern-day home buyer. Arbor has agreed to enforcing "Anti-Monotony Language" in the proposed subdivision and has incorporated a list of "Community Specific Features", that highlights their commitment to providing homes with quality building materials, design features, and landscaping, in the Declaration of Covenants, Conditions, Easements, and Restrictions. The homes that will be built within the proposed subdivision will incorporate the features outlined in their commitment as minimum design standards. Please see Arbor Homes' "Anti-Monotony Language" and "Community Specific Features" attached.

The houses that Arbor Homes will construct, when combined with the lots that are proposed, will provide modern-day home buyers with housing options that do not currently exist within the City of Vandalia. Riverdale will provide existing Vandalia residents, as well as new potential residents, high quality options in a new neighborhood. The PUD provides detailed restrictions and guidelines including lot sizes, site density, and home finishes. The development will be a positive addition to the community while complying with the City Comprehensive Plan.

Riverdale
Vandalia Ohio

Community Specific Features:

- Dimensional shingles on all homes.
- Minimum of 6/12 roof pitch.
- Minimum of brick wainscot on the front elevations, additional brick at the customers options, as per our standard elevations.
- Siding Materials will be fiber cement, wood and vinyl siding. Vinyl siding will be an upgraded 0.044 thick siding.
- Photocell controlled coach lights at each garage.
- Sodded front yards (side and rear are customer options).
- Landscape package with a tree in each front yard, bushes and shrubs in each front yard and an additional tree on the corner lots.
- Professionally Managed Homeowners Association.
- The 80 ft lots along Brown School Road will be limited to homes of 1,400 square feet and larger.

Anti-Monotony Language:

- No two homes with the same elevation and exterior color package shall be permitted on either side of each other and directly across the street for each other.

Michael Hammes

From: Kurt Althouse
Sent: Tuesday, December 31, 2024 11:17 AM
To: Michael Hammes; Brandon Sucher
Cc: Ben Graham; Rob Cron; Mark Schwieterman; Eddie Hunt; Ben Walker
Subject: RE: Addison Properties Development - South Brown School Road

Categories: Projects / Applications / Applicants

Mike,

I reviewed the proposed residential development on South Brown School Road. It is my belief that the addition of these residential properties in the police department's "south beat" would not create any significant increase in calls for service that would result in an undue burden or strain on police resources or staffing. In reviewing calls for service over the past two years, specifically to new residential properties such as the recent Redwood Development, the police department has not experienced any significant increase in calls for service.

The only concern I would have and would seek a traffic study, should this residential development materialize, is the need to adjust the speed limit on South Brown School Road. With the addition of three access points from the Addison Properties Development onto Brown School Road, there will be an increase in vehicles entering/departing from these side roads which would increase the number of slower vehicles turning into or departing from these side roads. Based on the traffic study and as this development would materialize, I would advocate for lowering the speed limit on South Brown School Road from 40 mph to 35 mph to prevent and/or reduce traffic crashes.

Please let me know if you have any questions.

Kurt

From: Michael Hammes <mhammes@vandaliaohio.org>
Sent: Tuesday, December 31, 2024 9:51 AM
To: Kurt Althouse <kalthouse@vandaliaohio.org>; Brandon Sucher <bsucher@vandaliaohio.org>
Cc: Ben Graham <bgraham@vandaliaohio.org>; Rob Cron <rcron@vandaliaohio.org>; Mark Schwieterman <mschwieterman@vandaliaohio.org>; Eddie Hunt <eddie@addisonprops.com>
Subject: Addison Properties Development - South Brown School Road

Chief,

As you'll recall, Addison Properties has filed a PUD application for the 80+ acre property across from the Foxfire subdivision. The proposal is scheduled for Planning Commission review on January 14th.

The entire application is available on the network, but I have attached the relevant documents for your review. The applicant has requested that a recommendation from the Police Division be included in the staff report.

At your convenience, could you review the proposed development and advise me of any concerns or objections? Could you also advise me as to any concerns you anticipate with serving the area (given the additional housing proposed)?

Thanks in advance. Please let me know if you have any questions.

Best,

Mike Hammes

Michael J Hammes, AICP
City Planner
City of Vandalia, Ohio
333 James E. Bohanan Dr.
Vandalia, Ohio 45377

(937) 415-2301 Office
mhammes@vandaliaohio.org

STAFF MEMORANDUM

TO: Planning Commission
FROM: Michael Hammes, AICP, City Planner
DATE: January 13th, 2025
SUBJECT: PC 25-0001 – Planned Unit Development – Supplemental Letters

This office has received comments from other offices, agencies, and members of the public regarding Rezoning Case PC 25-0001.

The following letters were received from the public. These are listed in the order received.

1. Kimberly Bish, 792 Foxfire Trail
2. Ed Burke
3. Robert & Gloria Shanahan, 7733 South Brown School Road
4. Tom & Bridget Johnson, 4432 Poplar Creek Road
5. Tanya Brown, 4428 Poplar Creek Road
6. Tammy Weatherhead, 4555 Poplar Creek Road
7. Kenneth Wood, 730 Deerhurst Drive
8. Sharon Hamby, Poplar Creek Road
9. Alex Gonter-Dray, 751 Foxfire Trail

In addition, the following agency letters were received prior to January 10th, 2025, and have already been included with the application materials.

1. Kenneth Stewart, P.E., Montgomery County Environmental Services
2. Rob O'Leary, Superintendent, Vandalia-Butler City School District
3. Scott Jacobs, Fire Marshal, Vandalia Fire Division
4. Kurt Althouse, Chief, Vandalia Police Division

Michael Hammes

From: Kimberly Bish <kbish524@gmail.com>
Sent: Sunday, January 12, 2025 10:53 PM
To: DES Permits; Michael Hammes
Subject: Addison Properties

[EXTERNAL EMAIL]

Planning Commission Member's,

We are sending this e-mail in regards to the revised proposal submitted by Addison Properties regarding the 85 acres situated on S. Brown School Road, across from the Foxfire Subdivision.

In reading the PUD application there are several concerns that stand out. This is pretty much the same proposal that council previously rejected just rewritten in a more appealing manner.

This residential development should mirror the Foxfire neighborhood, keeping the same visual appeal with lot size, property value, brick wainscot on the front elevations as a minimum, street width, to just point out a few things that are obviously missing from the Addison proposal.

It seems that a traffic study has not been conducted, which is certainly putting the cart before the horse. From personal experience, making a left hand turn out of the Foxfire neighborhood onto Brown School in the mornings during rush hour, especially when timed perfectly for the school buses can be a challenge. Also coming up the hill from Little York and then trying to turn into Foxfire you have to wait for a break in traffic and watch your mirrors to make sure that other drivers coming up the hill are prepared to stop on a dime for stopped traffic. Consideration needs to be made as well that there is also a new division being built in Foxfire which is going to be yet more additional traffic. When folks are pulling out of Foxfire/Deerhurst there will now be an additional safety issue of individuals pulling out of the Riverdale Subdivision. I truly feel this is a concern, especially being at the crest of a hill.

On mornings when trash pick up is on Brown School, because of the narrow road and no passing zones it also causes a traffic back up. Driving into town around 4:30 PM on Brown School to turn left at the traffic light on National there is always a traffic back up because of employees getting off of work to head home. This is the same going the opposite direction towards Little York.

Have you thought about busing for students and the routes that they will take? All of the streets in the new area end up in a cul -d -sac. Will students have to walk to a specific corner to catch a bus?

I understand that the proposed speed limit will be reduced to 35 MPH, however will that really be enforced? As it is now, most traffic on Brown School doesn't abide by the 40 MPH traffic limits.

In regards to the school district. While I appreciate that they are looking out for the increased tax base for our City, I don't really believe the additional housing is going to lower anyone's taxes. Taxes always go up,

never go down. We all know this. Also have they considered the new housing within Foxfire? Just as an example if between the 2 new developments, if 100 of those houses have 2 students, that is an influx of 400 new students in the school system. Is there enough staff, classroom sizing, transportation to support the eventual outcome once the lots are sold?

There is also open discussion about the shooting range being re-established, the railroad tunnel on Little York road being able to support the additional traffic flow, and the railroad noise factor.
Does our City have a strategic evacuation plan in place in the event there is a situation similar to Richmond Indiana?

While we are in support of growing our City, perhaps we should first focus on giving it a home town feel/charm like you see in Tipp City or Troy, something that invites people. That would bring people to our City which would increase our growth and revenue.

Once the development is in place, it is a done deal. That is why we need to think this through thoroughly and explore other alternatives for building up our City that will have a long lasting positive impact.

Thank you for letting us express our concerns,
Mike and Kim Bish
792 Foxfire Trail

1/13/2025

City of Vandalia

RE: Planning Commission Case PC 25-0001

ATTN: Planning Commission

I have read the proposed Planned Unit Development concerning 85 acres on S. Brown School Road and I have both questions and concerns about this issue.

- Schools – classroom size with an increase student enrollment and a negative impact on the learning environment.
- Fire – The Poplar Creek cul-de-sac comparison is apples vs. oranges to me. Consider the parked vehicles on the street of the new development in comparison to Poplar Creek. With all model homes proposed, they all have two car garages and that will increase the amount a vehicles parked on the streets of the development.
- What will be the residential zoning – RSF-X
- The 'Low Density' designation is misleading due to the map showing the housing very close to each other, nor as depicted in their images to show potential buyers

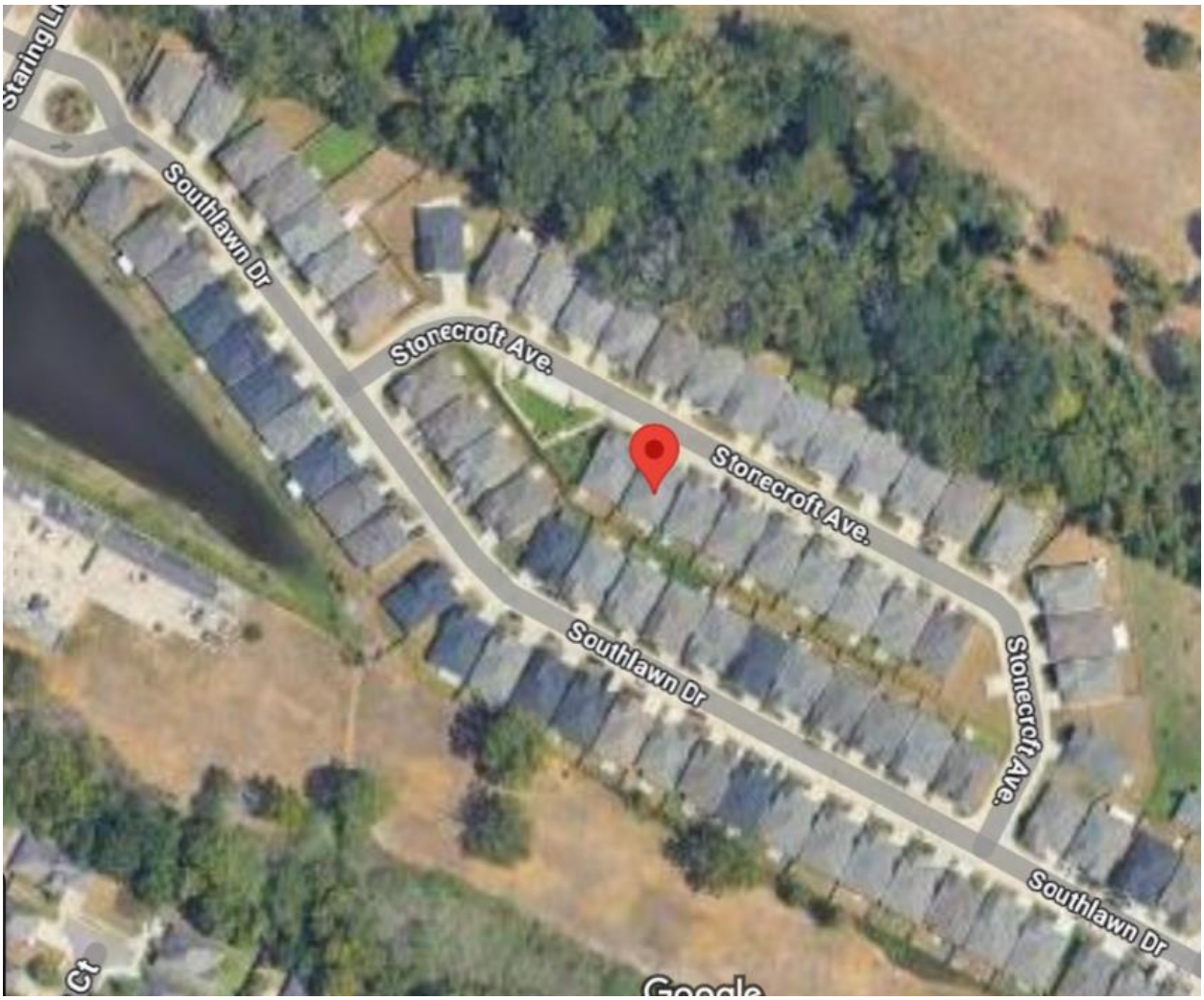
- The surge in additional cars will be **in addition to the new development behind the Foxfire subdivision** as well as the increased traffic with delivery services (UPS, FedEx, Amazon, Doordash, etc.) as well as other service and maintenance services.
  - Additional/modifications of traffic lights at Deerhurst and Foxfire Trail
  - Upgrades to existing light at Brown School/Little York
  - Upgrades to existing light at Brown School/National Road
  - Additional traffic lanes may not be a possibility at certain areas

  NOTE: The traffic is already congested during peak hours at each end of Brown School Road and will continue to get worse. **The city should consider performing Traffic**

simulation/study now vs. after the fact to better determine how to alleviate the future congestion to confirm the viability of the future street/traffic improvements.

- Would Redwood be able to "short term" rent such as an Air BNB? The city should consider prohibiting short term rentals for the new development as well as the entire city. I happen to have an Air BNB next door to me, and it is not desirable with certain renters. It is a burden on our police to keep certain groups in order as well as the property itself is not well maintained. They we notified by the city last summer to cut the 'grass'. This impacts property value of the neighborhood due to neglected property maintenance and an abundance of vehicles with certain renters who have large gatherings.
- I also feel HOA's are a money grab with only getting a bare minimum effort for property maintenance.
- I would like to be better informed how the 'cluster' mailboxes are used, the size and why they are necessary.

I have included images of a family members subdivision to consider what it may look live once developed. The gated community has very nice homes on the interior but as you can see the outside is very cramped. One of the biggest complaint is the Amazon/FedEx/UPS deliveries in the cul-de-sac's as well as everyone who park on the street has to use a portion of the sidewalk to park. If they do not, ONE car cannot get through the area.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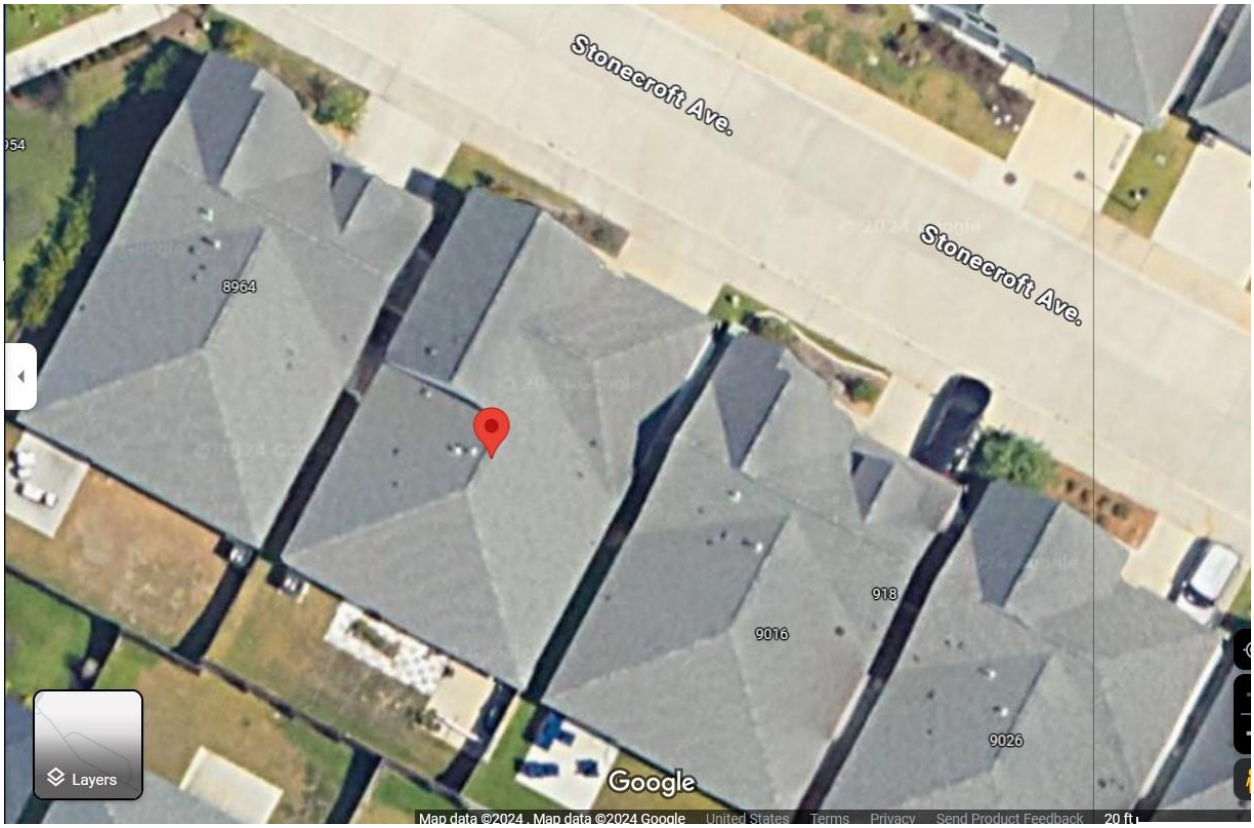
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I will ask the city **AGAIN** to notify more residents regarding matters of such. I feel all the Foxfire neighborhood should have been notified as this rezoning will directly impact all of Foxfire residents.

I do feel a residential development would be positive for the city if careful thought is given prior to the rezoning of the property. I ask the city to have due diligence and put careful thought into this issue.

Respectfully,

Ed Burke
Foxfire resident

These concerns are about Planning Commission Meeting Case PC 25-0001

After careful review of this PUD submittal and the documents submitted last fall, they appear to be nearly identical proposals except for three minor modifications:

1) 167 lots vs 174 for a net loss of seven lots
2) 13 vs 18 lots backing up to South Brown School Road (80 ft vs 55 ft wide lots)
3) the plans have been wrapped in a Planned Unit Development (PUD)

These proposal modifications are trivial and do not address the community's concerns about the previous proposal from last year. This begs the question why the city is evaluating this package again. The original submittal was rejected 4-0 by the Planning Commission and Addison Properties withdrew the proposal from consideration before the City Council could conduct a vote. The following comments highlight my concerns over how this proposal would impact our community in the short and long term.

First, the proposal states “Addison Properties is working in cooperation with the Vandalia Planning and Zoning Department to ensure that adequate improvements are made to the existing roadway infrastructure to help minimize the impact of additional traffic that will result from the proposed development”? What is the current status of that plan and when will the details of that plan be shared with the community? How many additional cars are being planned for? Remember there will be a simultaneous increase in cars in Foxfire due to the addition of approximately 60 new homes currently being developed and built. Has a traffic study been performed to determine what effects a potential 500+ car increase from the 167 homes being considered in this proposal and approximately 60 new homes in Foxfire will have on the South Brown School Road corridor? Does the City commit that roadway construction associated with this proposal will not push back improvements to other roadways throughout our community?
I assume that the plan will be finalized and all factors associated with construction costs and schedule will be fully understood and budgeted for before voting on this proposal takes place. Hopefully, the City can confirm this.

I'd like to also address the impact of this proposal on our school district. A letter to the City of Vandalia Council from the Vandalia-Butler City Schools, dated October 21, 2024, notes that they agree with this proposal and conclude that the single overarching reason for approving the addition is to reap the financial benefits despite admitting that there are definite challenges.
Quote: "While there are definite challenges as noted above, we believe we could address those challenges to reap the financial benefits expressed above."
The challenges that are noted by the School District include an inability to accommodate this surge of students in our buildings as well as traffic concerns at Smith. Has the District performed cost analyses on the solutions that would be required to solve the building space issues to accommodate these students? The District notes a likely need for modular classrooms. How much would this cost? Where would these modular classrooms be placed? How would this impact the learning environment for the students in our community? Furthermore, has the District budgeted for construction work to

accommodate traffic flow at Smith? The District also notes that staff will need to be hired due to these additional students. How many staff will need to be hired? At what schools? What is the total associated cost of adding these staff members? I trust that the City will not consider this proposal until such evaluations/plans are finalized and shared with the public.
The letter also states “New, additional homeowners in the District would benefit taxpayers in the District, as more people will pay taxes which will lower the amount current taxpayers are paying”. When can I expect the City to lower my taxes and by how much will the City be lowering my taxes? If this is not being considered as a result of this proposal, I would respectfully ask that it be removed from the letter within the proposal.

Within the proposal, there is an email from the Vandalia Fire Marshal stating that the Fire Marshal and Fire Chief will approve a violation of the City ordinance included in this proposal. In the same email thread, the Zoning and Planning Coordinator points out that the city zoning code permits a maximum cul-de-sac length of 600 feet. The proposal includes a cul-de-sac of 737 feet, 23% above the approved length. I am not familiar with the City ordinance that grants the Fire Marshal and/or Fire Chief the authority to override Vandalia City zoning codes. Which employee of the City can direct me to the text that permits this action to be taken?

The proposal seems to be missing a letter that states that the Montgomery County Department of Environmental Services has adequate capacity for water and sewer services for the proposed development. I do, however, see the letter from the department that states that public water and sanitary sewer mains are available along the west side of South Brown School Road. Has the City ensured that there is capacity for water and sewer services? Again, I trust that the City will finalize all of these details before this proposal is considered.

The Development Statement claims “Homeowners will be within walking distance of the City’s existing parks and commercial districts.” This is included because it is a required part of the definition of Low-Density Residential that Addison Properties is claiming this development meets. I firmly disagree with this statement and find it blatantly misleading. The most accessible park from this proposed development is a mile north along a narrow and busy road with a 40 MPH speed limit. There is not a sidewalk that connects the park to the proposed development location.

The view looking east from South Brown School Road along this development will be tightly packed vinyl-sided homes within fifteen of each other looming over privacy fences. This certainly does not convey the Low-Density Residential look and feel of the current South Brown School Road corridor as stipulated in the Future Land Use section of the City of Vandalia 2020 Comprehensive Plan.

The plans indicate that there are two isolated wetlands present in the proposed development area. Under the Ohio Isolated Wetland Law, the following activities are prohibited without obtaining the necessary permits:

Draining or diverting water: Altering the water flow into or out of an isolated wetland, which can significantly impact its water levels and the survival of wetland plants and animals.
Degrading water quality: Introducing pollutants, such as chemicals, sediment, or excessive nutrients, into an isolated wetland, can harm aquatic life and impair the wetland's ability to filter and purify water.

Three proposed storm drains, each leading from one of three separate proposed detention basins, are to be located uphill of one of these isolated wetlands. I assume Addison Properties is aware of this permitting process and I ask that these permits, as well as the plans for ensuring the ecological integrity of these two isolated wetlands in the future, be added to this proposal before voting takes place.

I appreciate the City hearing these concerns and look forward to discussion about this proposal and its impact on our community.

Robert & Gloria Shanahan
7733 South Brown School Road

January 13, 2025

City of Vandalia
Planning Commission

Re: New Proposal submitted by Addison Properties – 85 acres on S. Brown School Rd.

Dear Planning Commission Members,

Though we have many concerns about the proposed development on S. Brown School Rd., our biggest concern is the traffic. There are already so many issues with traffic on S. Brown School Rd. and Little York Rd. I can't imagine adding a new housing development to this area and what it would do to already crowded roadways. It is already difficult at certain times of the day to enter S. Brown School Rd. from side streets due to traffic volume. Whenever there are accidents on I-75 or I-70 (which are frequent), everyone uses S. Brown School and Little York Rd. to get around the traffic backups and it becomes difficult for us to get to our homes because of the traffic volume. We feel like a traffic study is necessary before you can consider approving Addison's proposal.

When we moved to our home on Poplar Creek Rd. 18 years ago, we immediately fell in love with the area. We picked our home because it felt like we were in the country while being in the city limits. We knew we could make changes to the house to suit our needs, but it was the land and the surrounding area that sold us. We love the open fields, mature trees and wildlife that surround S. Brown School Rd. Please don't take that away.

Thank you for taking the time to consider our thoughts and concerns.

Sincerely,

Tom and Bridget Johnson
4432 Poplar Creek Rd.
Vandalia, OH 45377

Planning commission members,

We are writing to you today regarding the new proposal submitted by Addison Properties for the 85 acres on S. Brown School Rd. It is quite a bundle and on the surface could be considered impressive, but after digging into it, not that much has really changed since it's initial application which you unanimously rejected. Dressing it now as a PUD we understand offers the city more control but the new plan does little to address the original community objections.

One of the major concerns of the surrounding property owners and community was lot size and the overall density of the project. It appears that Addison's attempt to address that concern is anemic at best. By enlarging lots along S. Brown School only, they seem to want to camouflage the fact that the high density and extremely small lot size for the balance of the subdivision remains. Is reducing the lots with back yards exposed to S. Brown School from 18 to 13 and from 55' frontage to 80' meant to off set the density concern? This in no way is an acceptable reflection of the low density residential development recommended in the comprehensive plan for this area. These lots remain basically R-4 size lots. It also is no reflection of the lot size of the majority of Foxfire, the existing neighborhood this area was recommended to compliment. The fact that the developer has taken such minimal effort to consider the density issue is concerning.

We are also curious if the street will be wide enough for street parking on both sides. We see that the streets narrow from 60' to 50' (including walks, green space and curbs) Is that adequate space for on street parking and two way traffic to safely pass? We were not able to find the information on class 4 road but it seems to be minimum for a subdivision of this size.

The Vandalia/Butler school representatives have stated their support for the addition residential tax payers. We understand their desire for additional revenue. However, as we read the letter signed by the administration it raised questions. It appears their desire for additional funding outweighs their concern for the negative impact the additional students will have on the children, busing, teachers or facilities. We also find it interesting that they say the current taxpayers would benefit as this additional revenue will lower their tax burden. Maybe there is more to this than we understand but we doubt that anyone's taxes will be reduced because of this subdivision. Will the additional money from the state or additional property taxes reduce our current tax rate? If so, then doesn't that negate the gain and eliminate the funds to cover the additional cost for teachers and class rooms? Also, is the board taking into consideration the additional students they will be gaining from the new construction in Foxfire and the what we hear could be new housing proposed for Butler Township?

The City Fire Chief 's letter states he is fine with overriding the 600 foot cul-de-sac code restriction. This allows for 737 ' and 670' ft cul-de-sacs with very high density housing. We assume this code was originally designed to address safety. Why would this restriction be put in place initially if it was not considered important enough to put in our city code? With a 50' wide roadway (walk to curb) access, will that allow for on street parking and fire truck access in an emergency? Will emergency vehicles have to back out of the long cul-de-sacs?

So many have concerns about the traffic and roadway structure of Brown School Rd. and Little York Rd. The Vandalia Chief of Police shared concerns and recommended a traffic study. It seems to only make sense to preform a traffic study BEFORE approval of this subdivision not after. The residents that currently live in Foxfire and others that interact with S. Brown School daily have genuine concern about the additional traffic and hazards that the additional traffic will create. If changes need to be made to the roadway based on that study, it would make sense to me that those changes need to

be addressed and planned for before this development is approved. Whoever would be responsible for making those changes and or improvements may not see that as viable. The hour glass nature of Brown School Rd. creates a constant merging in and out of traffic. This would seem to be a safety concern especially at the hill on Little York Rd. HOW MANY TIMES that one electric pole on Brown School Rd. has been taken out! Such a narrow road with no room for error. Even though this development would widen the road along their small section, that really offers minimal relief to the added traffic this area will experience. The sidewalks on S. Brown School will add little value as they will essentially connect this neighborhood to nothing. It will be isolated and require 100% motor transportation to access city parks, city amenities and commerce. This is not an area that lends itself to the connectivity the comprehensive plan recommends.

What about this HOA? That seems like a lot of land to be "owned and managed" by an HOA . It seems at 39 acres, there is a substantial amount of retention ponds, green space and undeveloped land to mow and maintain. We don't have a tremendous amount of faith in leaving all that to care for to a company that is removed from the daily living in this neighborhood. And cluster mailboxes...is that something we do in Vandalia neighborhoods?

The exterior elevations and building material proposed by Arbor Homes are not in accordance with the quality or standards of Foxfire or other homes in this area. The comprehensive plan recommends this development maintain a quality that mirrors that of the surrounding homes. Vinyl siding is a low quality siding and should not be permitted in this subdivision. And the minimal amount of brick proposed also sets a low standard of quality for these homes. The Arbor Homes "Anti-Monotony Language" states that "No two homes with the same elevation AND exterior color package shall be permitted on either side of each other and directly across the street". That doesn't mean that the same elevation can't line the street with only different color variations between them. Do we as a community wish to see vinyl sided homes stacked one on top of the other, 15ft apart, many that look exactly alike. Is that what we want for this lovely part of our city? Will that "contribute to the overall character of Vandalia" as outlined in the Vandalia PUD code description?

The owners and representatives of these corporations will not personally have to deal with what they build and leave behind. They will take their profits and be far removed from this development. The current and future citizens of Vandalia will have to live with the consequences of your decision today. We must take great care to protect this lovely community, keep it safe and a desirable place to invest, raise our families and grow old together. We cannot accept what seems to be the most minimal standards as laid out in this plan just to simply provide housing. We must grow a quality, value added, beautiful community that will bring an income and property resource that will truly benefit our city!

Thank you for taking my thoughts into consideration. We care deeply about this area of Vandalia and wish to see ourselves and our neighbors continue to enjoy the quality of life we have here.

Respectfully summitted,

Howard and Tanya Brown

4428 Poplar Creek Rd.

Vandalia, OH 45377

Michael Hammes

From: tamela weatherhead <taw1468@yahoo.com>
Sent: Monday, January 13, 2025 3:04 PM
To: DES Permits
Cc: Michael Hammes
Subject: Case PC25-0001; Addison Properties application for PUD

[EXTERNAL EMAIL]

To whom it may concern:

As a homeowner within 200 feet of the property that Addison Properties is requesting the approval to establish a PUD, I would like to say that I am not in favor of the current plan.

After looking at the new request by Addison Properties, from my perspective, nothing has changed from their original request to have the 84.7577 acres rezoned to an R-4.

They still are requesting to put the same number of homes on the same amount of acreage, creating the same traffic issues that were one of the biggest concerns for the surrounding neighbors, as well as anyone using Brown School Road. They state that all 3 entrances/ exits of the subdivision will line up with existing roadways, this is not true. Only 2 of the entrances will line up with the Foxfire subdivision. The number of roads in and out of the subdivision will not alleviate the extra traffic on Brown School Road, nor will it make it any easier or safer for those of us utilizing Brown School on a daily basis. We already have traffic issues on normal days with turning in and out of all roads onto Brown School, especially where Route 40 from Taylorsville Dam joins Brown School Road. When there is a shut down of I-75 this becomes an even bigger issue. I agree with Chief Althouse that reducing the speed limit is a possibility, unfortunately if the reduction in speed limit on Route 40 thru town is any indicator of how few people drive the speed limit than this isn't going to help.

Although traffic, schools and emergency services are of great concern to me, I am most concerned about how a subdivision of this size and quality will impact my property value. As I recall from the previous attempt by Addison Properties to have this rezoned quite a few of the concerned community members/neighbors asked that something similar to Foxfire be considered for this property. It would be complimentary and keep all property values in the neighborhood from declining. Lower quality materials and high density housing is not comparable to Foxfire.

As a member of this community for the last 32 years, I would like to believe that the people we elect to City Council, the Mayor, the Planning Commission and all other elected and non-elected employees would listen to the residents of this city and not just the developer from another city that does not have the best interest of this community at heart.

Sincerely,

Tammy and Craig Weatherhead
4555 Poplar Creek Road

Sent from Yahoo Mail for iPad

Michael Hammes

From: DES Permits
Sent: Monday, January 13, 2025 3:14 PM
To: Michael Hammes; Ben Graham
Subject: FW: Concerning case PC 25-0001

From: Ken Wood <n5nx.tx@gmail.com>
Sent: Monday, January 13, 2025 3:12 PM
To: DES Permits <permits@vandaliaohio.org>
Subject: Concerning case PC 25-0001

[EXTERNAL EMAIL]

Concerning case PC 25-0001

I object to the proposed plan. The lots and houses are too small.

I lived in a city in North Texas, 'The Colony', with similar small lots and small houses.
I know that you have official approval from the police and fire departments, but let me share with you my experience from Texas. Because the houses were small, the garage was quite often used as another room or for storage. So cars were parked in the driveway. Households with several cars often parked the additional cars on the street. As a result, some neighborhoods had so many parked cars that the road was essentially one way. Worse, the Fire Department kept a map showing streets that a fire truck could NOT go down because there was not enough room. The final result was an area that was unattractive and unsafe.

Imagine how upset residents would be if there was a fire and the fire department could not access the home. And imagine the additional premiums residents would pay for homeowners insurance because of the additional risk. If this development is approved, it should be approved with wider streets.

I also object because the small lots and houses are not consistent with the existing Foxfire development on the other side of Brown School Road. I also object to the loss of the open land there. First, because it will impact the existing wildlife. Second, because I have experience with Plano Texas, a city that is 100% built out. Driving through Plano all you see is miles and miles of houses and strip shopping centers. The city no longer has the aesthetic appeal that brought people to the area 30 years ago. I'd hate to see Vandalia lose it's aesthetic appeal.

Finally, from a traffic perspective, I've seen morning rush hour traffic backup from Little York Road to Brown School @ Deerhurst Drive. And whenever there are major issues on Interstate 70, US 40 carries

the overflow. Large trucks proceed down Brown School to Little York to Webster to get to Interstate 75. A traffic light is going to be needed at one of the entrances to the proposed development.

Sincerely,

-Dr. Kenneth Wood
730 Deerhurst Drive

Michael Hammes

From: DES Permits
Sent: Monday, January 13, 2025 3:24 PM
To: Michael Hammes; Ben Graham
Subject: FW: PUD Brown School rd

-----Original Message-----
From: Sharon Hamby <khamby1@woh.rr.com>
Sent: Monday, January 13, 2025 3:16 PM
To: DES Permits <permits@vandaliaohio.org>
Cc: khamby1@woh.rr.com; shamby1984@gmail.com
Subject: PUD Brown School rd

[EXTERNAL EMAIL]

Traffic safety has not been reviewed or considered for this project. Cost for this should not be placed on taxpayers. The proposal should not be voted on UNTIL traffic safety issues are addressed appropriately and paid for by those looking to make profit.

The housing structures are not equal in quality to surrounding homes in the area: Foxfire, Poplar Creek

The lot sizes are more like a platt in Huber heights and display low standards in comparison to surrounding homes/lots.

The entire proposal is based on how much money the developers and other parties can make off of a bad deal for Vandalia residents. It is a win/lose matter and I hope our council can see past the money that owns our town.

Traffic is effected on the entire bottle neck area from brown school to little York, it's no value to add a pull into lane for the development.

Tax payers should bear no expense of the mess that is trying to be created. The proposal is way too dense and the location is very poor for traffic flow, beautification of land, noise reduction, and property enhancements. Vandalia didn't want warehouses; do you think they want an over dense, cheap quality housing development? State the facts, not fluff.

Vandalia seems to have a history of changing the rules as developers drag their feet because the profit dries up. Foxfire. Harmon Cadillac. Redwood APARTMENTS (supposed to be homes/townhomes) The railroad tunnel-HISTORICAL. the brown school rd interstate 70 overpass…still only single lane and will never change. Closed Poplar Creek Rd-east side, for what reason? There have been many traffic flow changes but none of them will enhance this disastrous development and the traffic disruption/safety issues it will add.

I think it is worth reminding the Vandalia citizens /developer that one of the oldest businesses in Vandalia is pursuing full operations as a shooting range. To my knowledge the railroad will continue to operate on the existing tracks.

We also think it represents lack of transparency to only notify property owners within 200 feet of this major proposal. Why was this changed and who benefits from this? Part of the city's goal includes transparency, yet this is a change in the wrong direction.

Please provide factual information to the public. Please don't allow the pockets of others to grow large while putting the expense burdens on tax payers. Please do the right thing for our community. No kick backs for those who are looking to make a buck on taxpayers backs.

Vandalia needs housing but we also need a lot of other "things" as well. This development is a bad move in the wrong direction. Don't allow a disaster to pile in on top of other issues Vandalia needs to address to make the community better for existing residents/businesses.

LISTEN to the people. STAY FOCUSED ON THE FACTS, not the money. Do the right thing. Inform residents that this developer doesn't build bike paths, doesn't build parks, doesn't enhance connectivity (which I'm not sure residents want). Connection from a rehab center to another rehab center? Connection of Super 8 to Poe Ave hotel?

Thank you,
Keith and Sharon Hamby
Homeowners(long term)- Poplar Creek Rd…about 300 feet away and must use Brown School Rd everyday. Years of school transportation issues due to failed traffic improvements.
Sent from my iPhone

January 13, 2025

Dear City of Vandalia Planning Commission, City Council, City Manager, Assistant City Manager and City Planner:

I am writing to you about Planning Commission Case PC25-0001 for PUD off South Brown School Road. My plan is to attend and speak at the meeting on Tuesday January 14, 2025, but I am sending to you now to all you time to review my concerns and comments since it is rather thorough.

- The reality is:
  - We understand at some point this area will be developed
    - But let's do it right
  - Even though the developer's proposal may hit most of the check boxes for Planning Commission based on their criteria, this proposal still does not address many of the past concerns from residents and should not be approved
  - However, Planning Commissioners and City Council should note the following concerns and do their homework to make sure this development enhances the city mission and addresses the concerns of its residents
- During the October 7, 2024, Council Study Session – Mr. Jason Freedman of Addison Properties made a comment that if the city felt this development should be a PUD, they would be happy to work with city requests to create a PUD
  - Based on the following evidence, this is hardly a PUD but the image of a PUD with very little change from original proposal
  - The reason for PUD was to keep the new development more like the Foxfire subdivision across from the proposed development on Brown School Road.

Proposal	RSF-2	RSF-4 (approx.)	Total (approx.)
Sept/Oct 2024	0	174	174
Dec 2024 / Jan 2025	13	154	167

    - Note developer proposed to only develop approx. 55% of the 88 acres = approximately 48.5 acres developed – balance is retention/green space/woods
  - The new proposal only includes 13 RSF-2 homes and 154 RSF-4 homes
    - The original proposal was approximately 174 RSF-4 homes
    - Only decreases total # of homes by approximately 7 homes
  - This is not a PUD
  - It is putting RSF-2 Homes against Brown School Road for appearance
  - Still comes out to 0.28 acres/lot including streets – in developed areas
    - Previous was 0.27 acres/lot including streets – in developed areas
  - This is still not supportive of a PUD.
  - And this data, although it creates a PUD, provides very minimal data change to justify a PUD.
- Still does not address traffic concerns on Brown School Road and Little York Road
  - The developer needs to pay City of Vandalia for an independent traffic study for traffic volume over the course of 2-4 weeks (this way the data is not scewed)

        - The study needs to cover traffic as follows:
            - Brown School south of Deerhurst Dr.
            - Brown School north of Foxfire Trl.
            - Little York Road east of Brown School
            - Little York Road west of Brown School
    - Traffic limitations & concerns we see:
        - Deerhurst & Brown School for traffic coming north on Brown School, especially during winter weather
        - Increased volume of cars up and down Brown School
            - Limited ability to widen Brown School from Deerhurst Dr. south to Little York
            - Limited ability to widen Brown School Road from I-70 overpass north to National Road towards Taylorsville Dam
            - Limited ability to widen Little York Road from Brown School Road west up the hill to Webster
            - Restrictions by tunnel under railroad on Little York Road east of Brown School Road
                - Rumor is that the Little York tunnel has a designation and can't be touched?
                - If this is the case, that is huge traffic hinderance being many treat it as a 1 lane tunnel
    - The developer should provide a street connecting section 4 to sections 1, 2, and 3 in case of accidents that could close Brown School Road for excessive periods of time.
- Style of homes and price points
    - I have reviewed Arbor Homes website and made a comparison of their base price points for models listed from Brookville (2), Clayton, Union (2), Beavercreek & Tipp City
    - See chart on page 3 (all data pulled from published minimum rates on Arbor Homes website January 13, 2025)
    - Price variances for same home/model have variances of $58,000 to $80,000 depending on location
    - How will the homes in this proposed development be priced?
    - Why should a homeowner want to build in Vandalia versus other neighborhoods for lesser price?
    - Other neighborhoods in this comparison don't have railroad tracks adjacent to their neighborhood
    - Why are the base prices for same models in the Union subdivisions having a $20,000 or more price variance for the same models?
    - So how will price points for this proposed development defined?

Development	City	School District	Ranch Style				Two Story							
			Bradford B	Chestnut	Ashton	Walnut	Juniper	Ironwood	Aspen II	Spruce	Palmetto	Cooper	Norway	Empress
Harper Creek	Brookville	Brookville LSD	$274,990	$287,990			$284,990	$292,990	$308,990	$303,990	$320,990	$328,990	$330,990	$334,990
Evergreen Trace	Brookville	Brookville LSD	$272,990	$284,990	$255,990		$281,990	$289,990	$305,990	$299,990	$317,990	$324,990	$329,990	$331,990
Woods of Beavercreek	Beavercreek	Beavercreek CSD	$329,990	$334,990					$345,990	$348,990		$374,990	$375,990	$378,990
Hunters Path	Clayton	Northmont CSD	$264,990	$278,990	$253,990	$244,990	$276,990	$286,990	$299,990	$296,990	$312,990	$320,990	$323,990	$327,990
Concord Meadows	Union	Northmont CSD	$249,990	$261,990	$236,990	$231,990	$267,990	$276,990	$277,990	$277,990	$290,990	$305,990	$307,990	$309,990
Summit Landing	Tipp City	Tipp City ESD	$307,990	$321,990	$294,990	$289,990	$321,990	$334,990	$340,990	$339,990	$358,990	$365,990	$367,990	$369,990
Union Springs	Union	Northmont CSD	$269,990	$287,990					$296,990	$298,990	$315,990	$332,990	$334,990	$339,990
Minimum Price			$249,990	$261,990	$236,990	$231,990	$267,990	$276,990	$277,990	$277,990	$290,990	$305,990	$307,990	$309,990
Maximum Price			$329,990	$334,990	$294,990	$289,990	$321,990	$334,990	$345,990	$348,990	$358,990	$374,990	$375,990	$378,990
Price Variance			$80,000	$73,000	$58,000	$58,000	$54,000	$58,000	$68,000	$71,000	$68,000	$69,000	$68,000	$69,000

- Safety concerns
    - The city should NOT allow any exemptions for cul-de-sacs exceeding the 600' limit (or whichever the city zoning regulations state)
        - Developer has ample room of property to accommodate the current Vandalia zoning regulations
    - Current proposal likely to create a large # of cars parked on streets (like other neighborhoods in Vandalia with same RSF-4 housing)
        - Thus, the streets should have ample width for 2 cars to pass on a street while cars are parked on both sides and to accommodate large trucks such as school buses, delivery trucks and emergency vehicles
- School district letter
    - Concerned because people will choose to build here based on current tax rates
    - If levies are needed to increase school capacity, new owners could be inclined to vote No because they don't want taxes higher than when they chose to build here.
    - And we know the district has struggled recently to pass levies, so this could cause more detriment to the district
    - And school district admits they are near capacity for several school buildings, but are willing to support more students in the district for additional tax revenue, but still not have room for them…willing to have reactive plan…not proactive plan
- Conflicts of interest
    - Very difficult to accept a letter from the school when BOE President is a spouse of the Mayor of Vandalia…both parties need to recuse themselves from any discussion either way of this project

In summary, I hope the Planning Commission and City Council will address the following concerns prior to approval of any subdivision in this parcel:

- Proper zoning to complement Foxfire Subdivision
- Proper independent traffic study paid for by the developer done through the city to address traffic concerns on Brown School Road and Little York Road
- Proper space and funding to widen Brown School Road and Little York Road as necessary to accommodate increased volume of vehicles (this includes resident cars, increased delivery vehicles, service vehicles, emergency vehicles and school buses)
- Price points of homes and how to hold developer/builder accountable for them to keep their price points firm (so they don't offer cheaper homes than promised if market drops or desperation to sell off lots)
- Not allowing any zoning easements in reference to length of cul-de-sacs and making all streets follow city guidelines/regulations for safety of City and citizens

Please note that I am supportive of growth in Vandalia, but only if it is done the proper way. I find that this PUD proposal really is not a PUD. It needs revisions to really be a PUD. If 75% of

the homes were within the standards of RSF-2 and balance RSF-4, that would be acceptable to me, so long the traffic studies and other concerns above were resolved properly prior to the approval of revised PUD that satisfies most citizens of the community. But to take a full RSF-4 and convert it to a PUD with only 13 RSF-2 homes to create a false facade of the new neighborhood along Brown School Road only to satisfy the residents of Foxfire, I find it misleading and everyone on the Planning Commission and City Council should feel the same way.

Thank you again for your time and I hope you can address these concerns before approving any developments.

Best Regards,

Alex Gonter-Dray

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